

Capitol Reef National Park 2002

Level II Cultural Landscape Inventory

Pleasant Creek Settlements: Floral Ranch and Sleeping Rainbow Ranch



Prepared by,
National Park Service
Intermountain Support Office
Cultural Resources and National Register Program Services
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Contents

General Information

CLI Hierarchy Description

Descriptive and Geographic Information

Site Plan

National Register Information

Historical and Ethnographic Information

Adjacent Lands Information

Management Information

Treatment and Stabilization Costs

Documentation

Analysis and Evaluation

Bibliography and Supplemental Information

Property Level And CLI Numbers

Property Level:	Landscape
Name:	Pleasant Creek Settlements: Floral Ranch and Sleeping Rainbow Ranch
CLI Identification Number:	890137
Parent Landscape CLI ID Number:	890137

Inventory Summary

Inventory Level:	Level II
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Completion Status:

Level 0

Date Of Level Inventory:	8/2/1999
Level 0 Recorder:	Kristin Cypher
Level 0 Site Visit:	Yes

Level II

Date of Level II Inventory:	6/28/2001
Level II Recorder:	Christine Landrum/Kristin Cypher
Level II Site Visit:	Yes – Kristin Cypher

Priority List of Potential Cultural Landscapes in CARE:

1. Pleasant Creek Settlements (Floral Ranch and Sleeping Rainbow Ranch)
2. Cathedral Valley Line Shack
3. Grover Wagon Road
4. Oyler Mine
5. Oak Creek Dam
6. Capitol Gorge Landscape
7. Dutchess mine
8. Baker boxes
9. Blackburn Homestead
10. Deep Creek Cabin site
11. Post Corral
12. Fruita Rural Historic District – Backlog

The Pleasant Creek Settlements have been identified by the park and region as the first cultural landscape priority for Capitol Reef.

Landscape Features:

- **Hanks Dugouts
- **Pleasant Creek Inscriptions
- **Fences
- **Ranch House
- **Nine Room Motel Unit with Utility Room
- **Radio Tower
- **Archaeology
- **Viewshed
- **Numerous Outbuildings
- **Historic Cultivated Field Areas
- **Irrigation Ditch
- **Corrals for Horses
- **Rock Art Panels

Additional Notes:

**Working in cooperation with Capitol Reef National Park, Utah Valley State College (UVSC) has procured funding to redevelop the ranch headquarters facilities for use as an educational and research center. A Development Concept Plan for this proposal was completed and submitted for public review as part of the park's General Management Plan, which received final approval in 2000. In March 2000, NPS and UVSC officials signed a General Agreement establishing terms for the development and use of Sleeping Rainbow Ranch.

**The National Park Service permits the trailing of cattle through the park along Pleasant Creek, including portions of Sleeping Rainbow Ranch.

Revisions:

Park Information

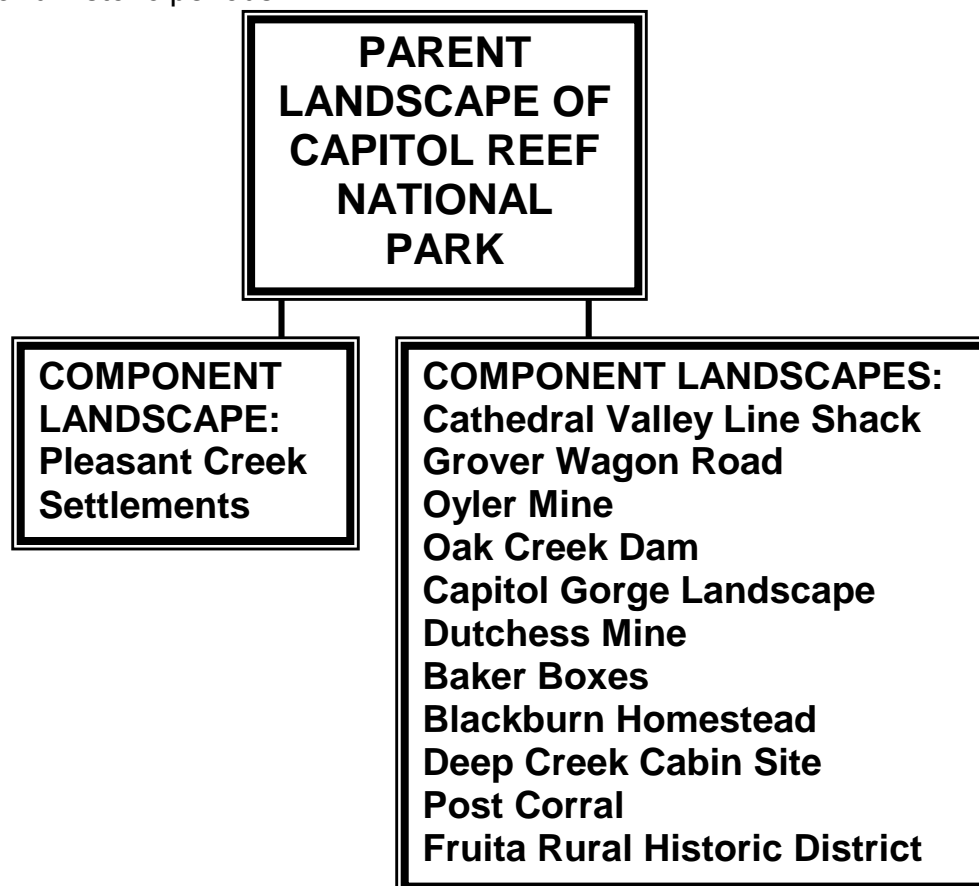
Park Name:	Capitol Reef National Park
Park Organization Code:	1350
Park Alpha Code:	CARE

CLI Hierarchy Description

The Pleasant Creek Settlements are a component landscape of the Capitol Reef National Park parent landscape. Within the Pleasant Creek landscape, there are several areas of development that mark the continuum of land use that has occurred in the valley from prehistoric time to the present. The most recent of these is the Sleeping Rainbow Ranch development, the majority of which is located on a knoll overlooking Pleasant Creek. Here, the home of Lurt Knee and the motel units and structures that supported the Knees' commercial operation are clustered in a loose arrangement.

Below the knoll development are pastures, fields and outbuildings that are located in the area of the former Floral Ranch and Cook Ranch. The small cabin was built during the period of the Bullards' ownership, yet the outbuildings were built during the development of Sleeping Rainbow Ranch (Knees' ownership).

In addition to the extant structures resulting from the historic development, extensive archeological evidence exists with regard to Native American occupation in the valley. To date, several archeological investigations have occurred in the area, and the park has recognized the importance of documenting the Native American presence during the prehistoric and historic periods.



Capitol Reef National Park Landscape Hierarchy

Descriptive and Geographic Information

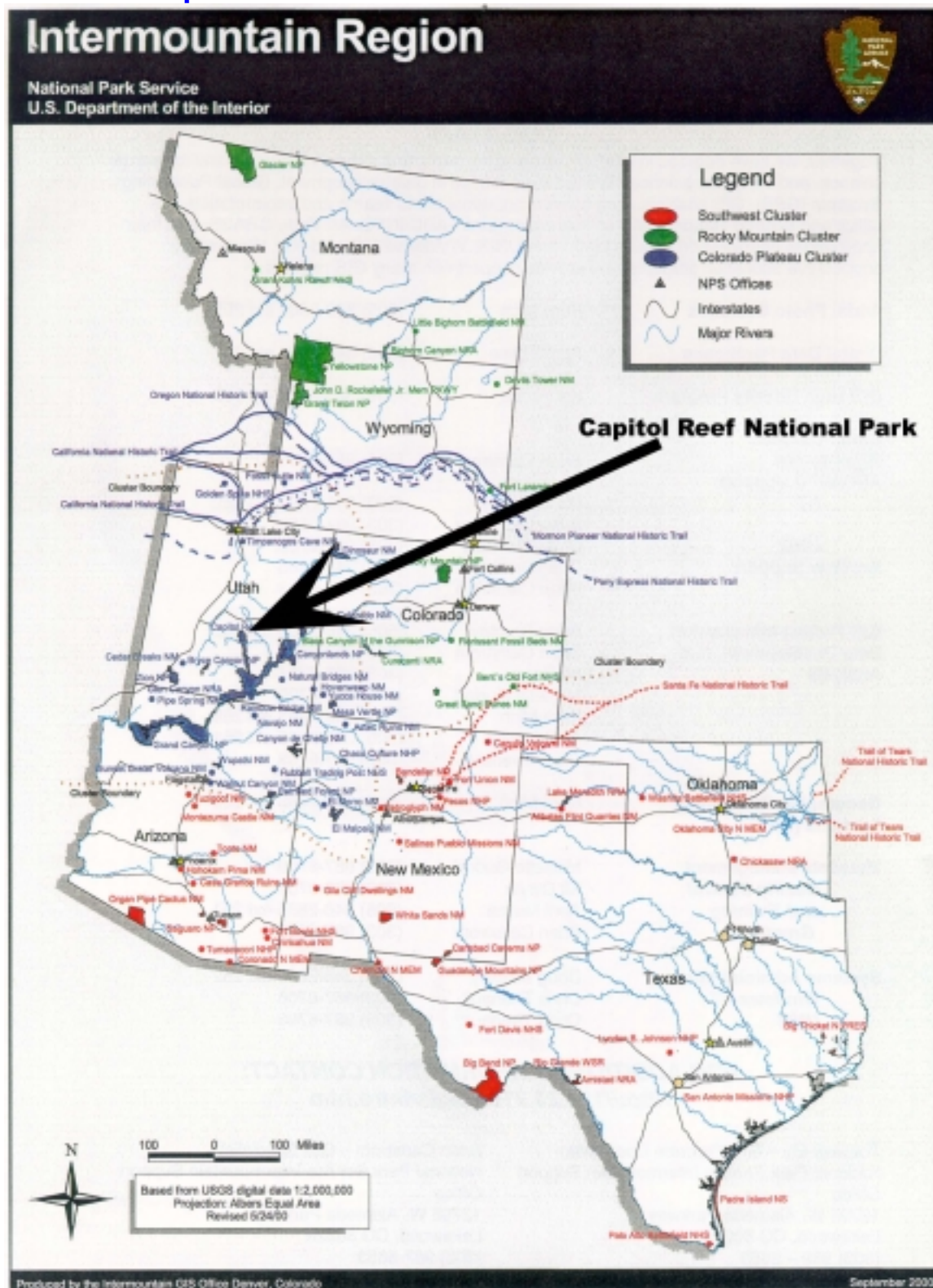
Historic Name(s):	Ephraim K. Hanks Homestead Floral Ranch Cook Ranch Sleeping Rainbow Ranch
Current Name(s):	Pleasant Creek Settlements

Landscape Description:

Capitol Reef National Park is located in south central Utah on Utah Highway 24. The Visitor Center is located 10 miles east of the town of Torrey, Utah and 37 miles west of the town of Hanksville, Utah. The park was established as Capitol Reef National Monument on August 2, 1937, and later as Capitol Reef National Park on December 18, 1971. Capitol Reef was set aside to protect the Waterpocket Fold, a 100-mile long wrinkle in the earth's crust known as a monocline, which extends from nearby Thousand Lakes Mountain to the Colorado River (now Lake Powell), as well as the historical and cultural resources reflecting the extensive history of human use of the area. As of August 8, 2002, the park is comprised of 241,263.24 acres of federal land and 640.42 acres of non-federal land (241,903.66 gross acres). Of the twelve potential cultural landscapes that have been identified within Capitol Reef National Park, the Pleasant Creek Settlements have been determined as the top priority for evaluation and analysis by the park and the region.

Pleasant Creek Settlements (Floral Ranch and Sleeping Rainbow Ranch)
Capitol Reef National Park

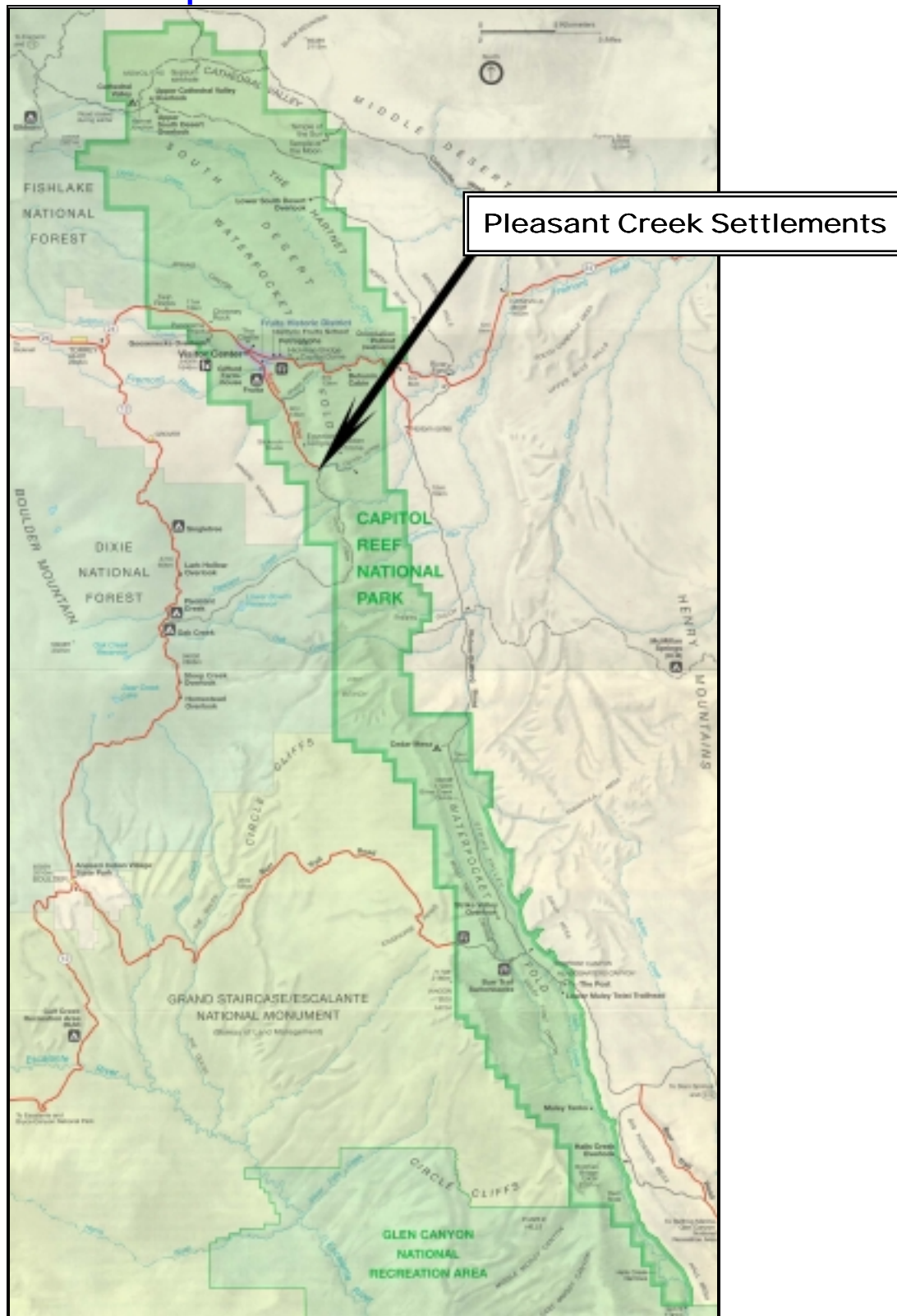
Location Map



Capitol Reef National Park, Utah
(Intermountain Region, GIS Office Denver, Colorado Revised 1/22/1998)

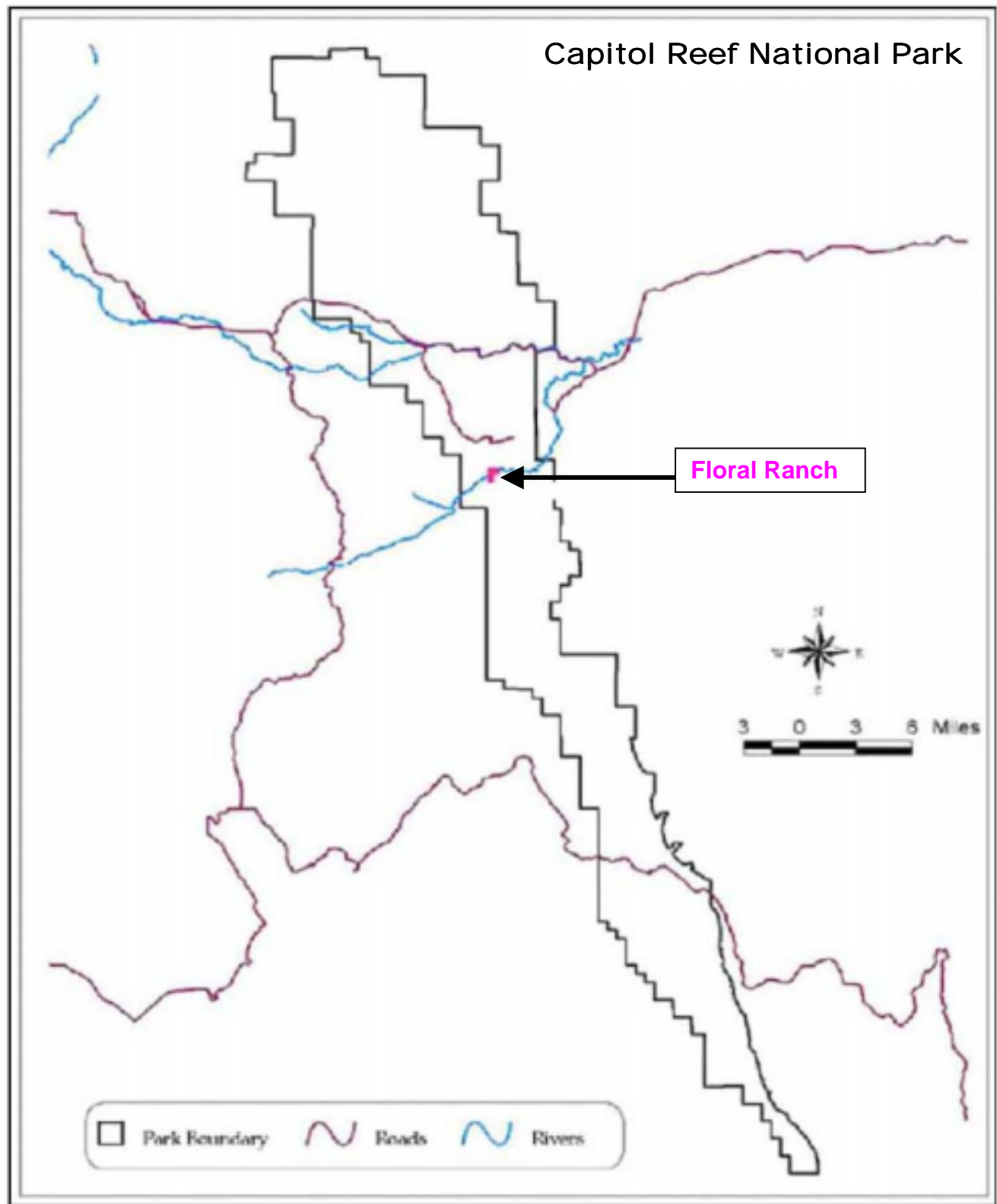
Pleasant Creek Settlements (Floral Ranch and Sleeping Rainbow Ranch)
Capitol Reef National Park

Location Map



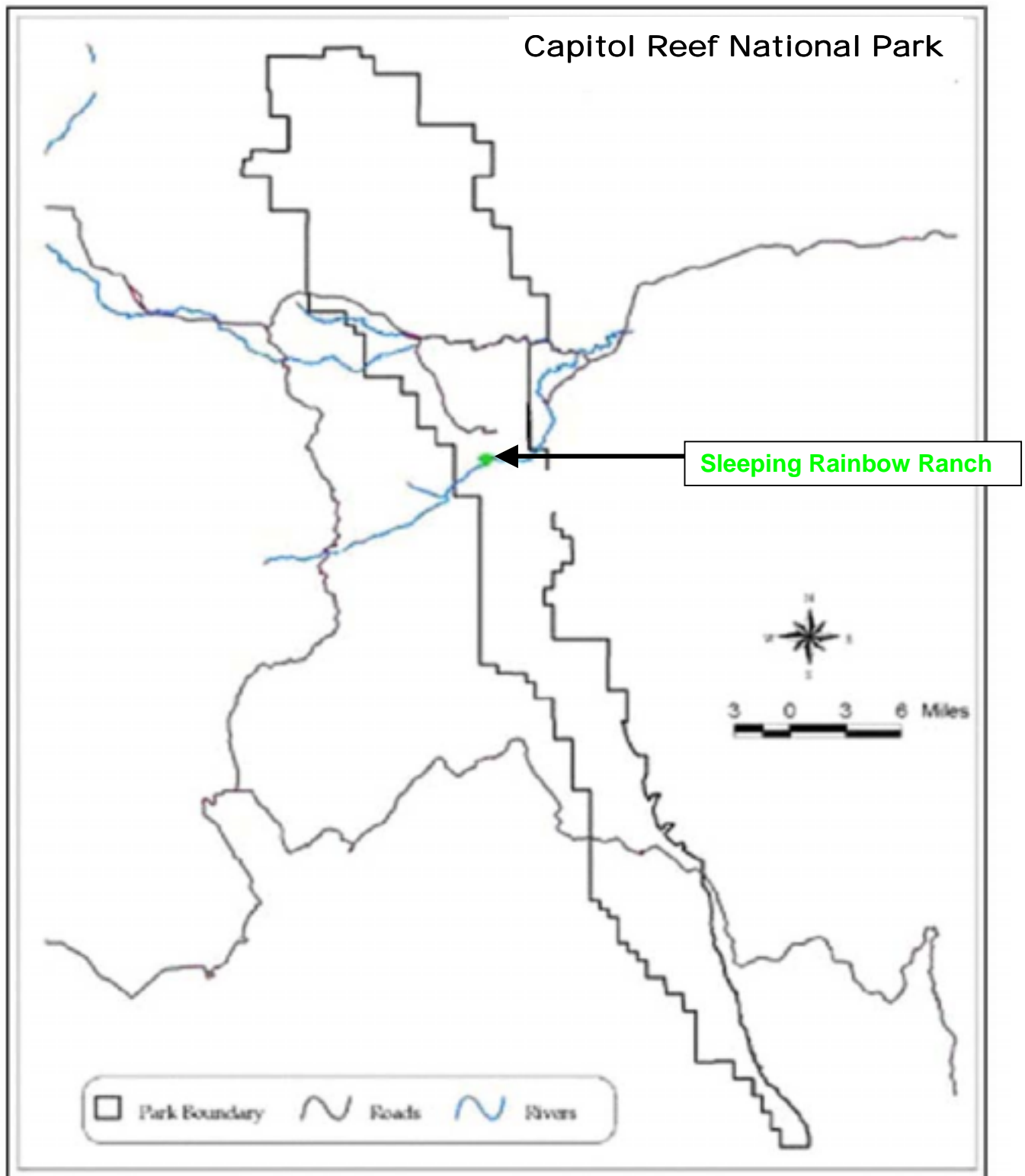
Map of Capitol Reef National Park Showing Location of Pleasant Creek Settlements (NPS)

Location Map



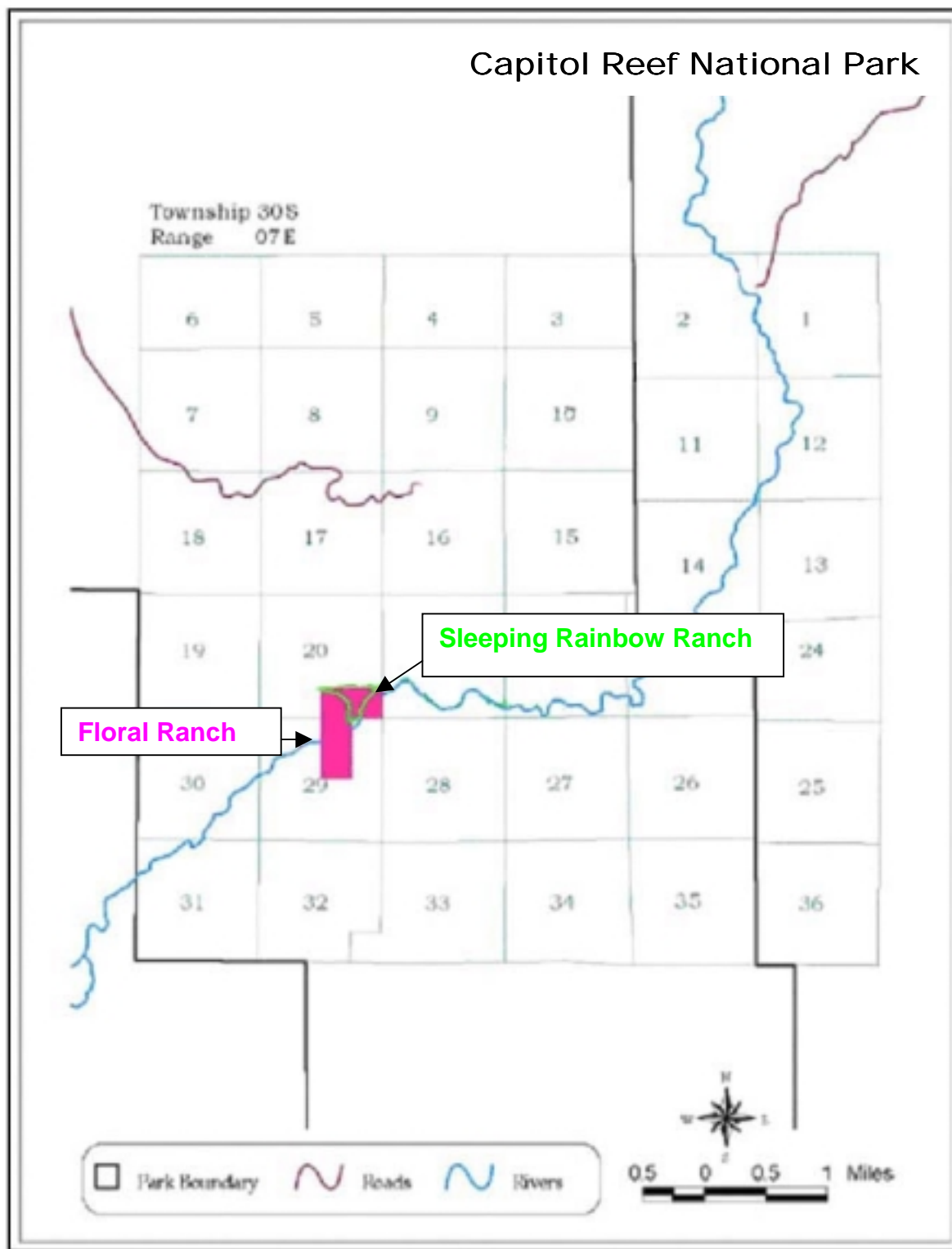
*Location of Floral Ranch within Capitol Reef National Park
(NPS, Intermountain Region, GIS Office Denver, Colorado)*

Location Map



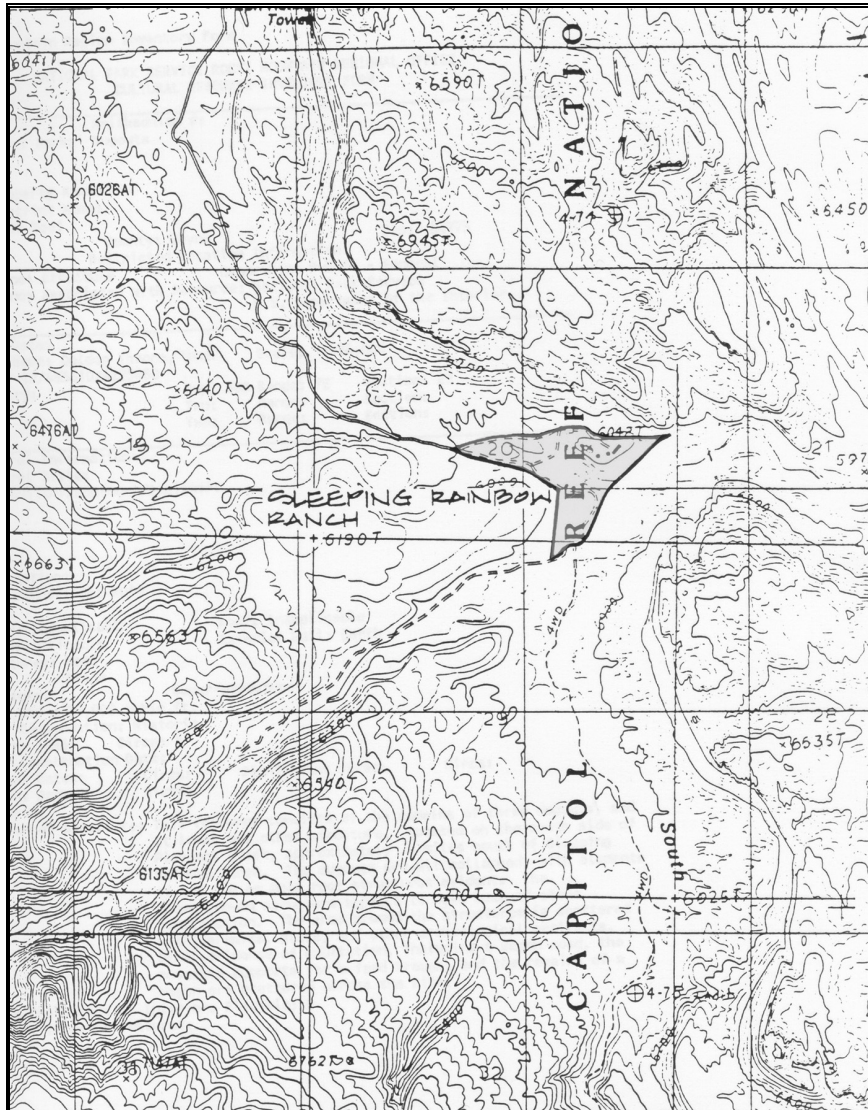
Location of Sleeping Rainbow Ranch within Capitol Reef National Park
(NPS, Intermountain Region, GIS Office Denver, Colorado)

Location Map



Map Indicating Relative Boundaries of Floral Ranch and Sleeping Rainbow Ranch
(NPS, Intermountain Region, GIS Office Denver, Colorado)

Location Map



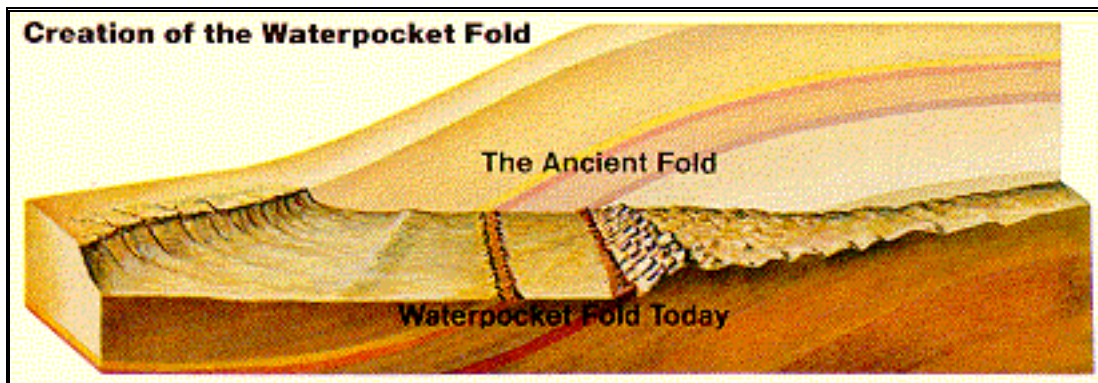
*Boundary of Sleeping Rainbow Ranch
(as indicated on 09/05/1991 NPS-Rocky Mountain Region Inventory Form)*
Capitol Reef National Park
Golden Throne Quadrangle
Scale 1:24 000

Regional Context

Physiographic Context

The Waterpocket Fold defines Capitol Reef National Park. A nearly 100-mile long warp in the earth's crust, the Waterpocket Fold is a classic monocline: a regional fold with one very steep side in an area of otherwise nearly horizontal layers. A monocline is a "step-up" in the rock layers. The rock layers on the west side of the Waterpocket Fold have been lifted more than 7000 feet higher than the layers on the east. Major folds are almost always associated with underlying faults. The Waterpocket Fold formed between 50 and 70 million years ago when a major mountain building event in western North America, the Laramide Orogeny, reactivated an ancient buried fault. When the fault moved, the overlying rock layers were draped above the fault and formed a monocline.

More recent uplift of the entire Colorado Plateau and the resulting erosion has exposed this fold at the surface only within the last 15 to 20 million years. The name Waterpocket Fold reflects this ongoing erosion of the rock layers. "Waterpockets" are basins that form in many of the sandstone layers as they are eroded by water. These basins are common throughout the fold, thus giving it the name "Waterpocket Fold." Erosion of the tilted rock layers continues today forming colorful cliffs, massive domes, soaring spires, stark monoliths, twisting canyons, and graceful arches.



Creation of the Waterpocket Fold, 2001
<<http://www.nps.gov/care/estab.htm>>



Waterpocket Fold, Wayne and Garfield Counties, Utah, 2001
(NPS Photo)

Cultural Context

Only a few decades ago, the Capitol Reef and the Waterpocket Fold country was considered to be one of the more remote corners of the “Lower 48.” During this time, the area was visited primarily by geologists and others who considered days of driving over rough dirt roads to be more of an adventure than a test of endurance. The area was made more easily accessible in 1962, when the State of Utah constructed a paved highway through the park’s Fremont River canyon. The new Highway 24 opened up Capitol Reef to the casual weekend visitor, and annual visitation has increased greatly since then. Many of these visitors are particularly interested in the cultural history of Capitol Reef National Park.

Cultural Overview

The Waterpocket Fold has been known to American Indian people for more than 8,000 years. These early travelers through the Fold left behind sparse archaeological evidence of their presence: occasional fire hearths, scatters of chippings from their stone tools, a few rock art images, and rare spear and dart points (projectile points).

By roughly AD 1, subsistence farmers had moved into areas of arable land along the Fremont River and other perennial streams. Within Capitol Reef National Park, archeologists have found the artifacts of two farming cultures, the Ancestral Puebloan (sometimes called Anasazi) and the Fremont Indian Culture. These two cultures shared numerous traits, including maize-beans-squash agriculture, and were long considered to be variants of the same basic culture. In 1931, an archaeologist working along the Fremont River defined the two groups as separate cultures on the basis of their distinctive styles of pottery, rock art, architecture, basketry, and other artifacts. Both groups occupied the area around Capitol Reef at approximately the same time, but Ancestral Puebloan sites are more frequently found in the south end of the park whereas Fremont sites are generally found throughout the rest of Capitol Reef.

Fremont cultural remains documented in the park include masonry or wattle-and-daub granaries, slab-lined storage cists, pithouse depressions, petroglyphs and pictographs, campsites, and lithic ceramic scatters.

Traits considered diagnostic of both Ancestral Puebloan and Fremont cultures fade from the archaeological record throughout most of Utah by around AD 1350, for reasons that remain unclear. Certainly, these groups did not “disappear” or “die out.” Several contemporary Puebloan groups, including the Hopi and Zuni tribes, as well as certain clans of the Navajo tribe, consider themselves to be the descendents of both Ancestral Puebloan and Fremont people.

Numic-speaking Ute and Paiute peoples apparently entered the Capitol Reef area around the time that Fremont and Ancestral Puebloan occupation ended. Their campsites, pottery, and projectile points are found throughout the park, and early explorers and settlers wrote about meeting these people in the mid-1800s.

During the late 1800s, the area now known as Capitol Reef National Park began to be settled by members of the Church of Jesus Christ of Latter-day Saints (LDS). These settlers, culturally distinct from other Euramerican settlers, were encouraged by LDS church leaders to establish settlements along the Fremont River, leading to the establishment of Aldridge, Bicknell, Caineville, Fremont, Fruita, Loa, Lyman, and Torrey. These small, yet inter-connected communities displaced the Native American population over time as they developed homesteads and cultivated farmland and orchards in the area. The descendents of these early LDS inhabitants continue to hold strong ties to the landscape and the cultural history of the Waterpocket Fold. The National Park Service was introduced to the region in the early 20th century. Through the development and application of its conservation ethic, the National Park Service continues to identify, document, preserve, value, and protect the diversity of cultural and natural resources found within what is now known as Capitol Reef National Park today.

An Ethnographic Overview and Assessment is underway, by NPS Ethnographer Rosemary Sucec, to further identify cultural associations with the landscape in and around Capitol Reef National Park. Before the research was inaugurated, the relationship of American Indians with Capitol Reef National Park was surmised from archeological research. It was common knowledge that the Hopi Tribe claimed affiliation with Puebloan-style artifacts. For the parkwide archeological inventory, Hopi were consulted, as well as for developmental projects that had the potential to adversely affect archeological resources. While archeological material reminiscent of the ancestors of the Paiute and Ute were found in the park, the park did not know the specific Paiute and/or Ute tribes and bands with which to consult. In 1993 an ethnographic survey of the Burr Trail which transects Capitol Reef National Park was conducted (Sucec 1996a and b). Tribes that declared affiliation with the Trail included not only the Hopi, but the Navajo Nation (Navajo Mountain and Oljato Chapter Houses), the Paiute Indian Tribes of Utah (Kanosh and Koosharem Bands), San Juan Southern Paiute, and the White Mesa Ute. It was known that the Koosharem Band of the Paiute Indian Tribes of Utah once lived two valleys west of the park, but that was the extent of knowledge. At a 1995 *Traditional Histories* conference sponsored by the National Park Service, the Pueblo of Zuni indicated their affiliation with Anasazi- and Fremont-style artifacts. While many geographically distant tribes claimed their affiliation with Capitol Reef National Park, little was known about the nature of their relationships with the park landscape (Sucec, 2001 in prep.). Since the Burr Trail survey, other tribes (including the Ute Mountain Ute and Southern Ute tribes of Colorado) have also asserted affiliation with the park.

Archeological Resources of Pleasant Creek

By Lee Kreutzer, 2001

The lush, scenic valley of Pleasant Creek has long been a focus of archeological field research, beginning with the seminal work of Noel Morss in 1928-29 (Morss 1931) through the most recent archeological survey conducted by Brigham Young University (Fergusson and Baxter 1999). The results of this work demonstrate that Pleasant Creek has one of the greatest archeological site densities in the park. Over the approximately five miles that the creek is within park boundaries, more than 60 archeological sites have been documented

in the valley and surrounding environs. This density is attributable to several factors: 1) availability of water for domestic and agricultural uses; 2) availability of relatively level,

fertile, irrigable lands for crops; 3) availability of riparian resources and game; and 4) provision of a well-watered travel route from upper Boulder Mountain on the west side of the park to the lower Fremont River on the east, bisecting the formidable Waterpocket Fold.

Prehistoric sites along Pleasant Creek include numerous large, open occupation sites with ash stains, ceramics, fire-cracked rock, ground stone, chipped stone tools, debitage, and possible pithouse features. Also in the valley are some of the most impressive Archaic- and Fremont-style petroglyph and pictograph panels in the park; simple lithic scatters and artifact isolates; occupied rock shelters, some containing hearths, ceramics, ground stone, fire-cracked rock and (non-human) bone; and niche granaries and slab-lined storage cists. Corn cobs and charcoal recovered from Pleasant Creek rock shelters have yielded radiocarbon dates ranging from 1500 \pm 60 B.P. (ca. AD 590) to 880 \pm 40 years Before Present (ca. AD 1180) (Fergusson and Baxter 1999). Numerous important research questions regarding settlement patterns, seasonality, subsistence, and technologies could be addressed by further, in-depth field and laboratory studies of these sites. Clearly, the entire valley through the park could be nominated to the National Register as an archeological district on the merit of its prehistoric resources alone.

Historic archeological resources in the valley include name inscriptions made on and near petroglyph panels, sometimes with wagon axle grease, by members of the Hanks family and other residents and travelers. Also present are livestock brand inscriptions marked on cliff walls, usually in association with small ripgut corrals, rock-ringed fire hearths, and scatters of cans and glass; dump sites and heaps of old agricultural equipment, associated with early settlement and ranch operations; and barely visible two-tracks across old fields. Deep depressions and rock alignments indicate the locations of old homesteads and outbuildings, and shallow, linear depressions trace the alignments of long-abandoned irrigation ditches. A small, bowl-like canyon, created over millennia by water pouring off the cliff above, features a short length of steps chiseled into the sandstone for some indecipherable purpose. Many of these are formally documented as archeological sites – or as historic components of prehistoric sites.

Political Context

Capitol Reef was first established as a national monument by Presidential Proclamation 2246 (50 Stat. 1856) signed by President Franklin D. Roosevelt on August 2, 1937. The monument originally comprised 37,060 acres. Presidential Proclamation 3249 of July 2, 1958 (3 C.F.R. 160) enlarged Capitol Reef National Monument, bringing it to 40,100 acres. Presidential Proclamation 3888 of January 20, 1969 (3 C.F.R. 387) further enlarged the original monument boundaries by 215,056 acres (252,766 gross). Finally, on December 18, 1971, Congress abolished the monument and established Capitol Reef National Park, with its current boundaries encompassing 341,904 acres (85 Stat. 639, 16 USC Section 273 et seq.). This act made provisions for land acquisition, management of grazing

privileges, and trailing and watering regulations. Continued trailing of cattle through Pleasant Creek is a result of these provisions.

When Capitol Reef National Monument was expanded in 1969, approximately 300 acres owned by Lurton and Alice Knee at Pleasant Creek, known as Floral Ranch, became an inholding. This area had been first settled by Ephraim K. Hanks and his family in 1882. They later built the first permanent house in what is now Capitol Reef National Park. After Ephraim's death, his wife Thisbe gained title to 160 acres through the Homestead Act in 1899. From 1916 to 1937, the Floral Ranch passed through several hands before being purchased by Ezra and Levi Bullard of Torrey (Frye, 1991).

By 1940, the Bullards had wearied of the ranch's isolation, so they sold the Floral Ranch to Lurton Knee and his first wife, Margaret. Knee, who had worked with his brother-in-law Tom Goulding in Monument Valley, investigated the potential of starting his own tourist business near Capitol Reef National Monument. The Knees saw the Pleasant Creek location as perfect for starting a guest ranch and tour business patterned after the Goulding operation. Throughout the 1940s, the Knees struggled to survive by raising a few cows and pigs (it was during this time that the dilapidated Hanks house on the north bank above Pleasant Creek was burned to the ground). After the end of World War II, the Knees began to plan their commercial operation, the Sleeping Rainbow Ranch (Frye, 1992).

By the time the monument encompassed their land in 1969, the Knees had built a main lodge and guesthouse, guest cabins, and a small, 9 room concrete block motel on a knoll overlooking horse corrals and fenced pastures. They had maintained an irrigation canal, spring and pump water system, a generator shed, a trailer, an outhouse, and had constructed a power/telephone line through Pleasant Creek Gorge to the west. The Knees' acreage was now up to approximately 300 acres, with a lease on an adjoining state section, as well.

Lurton Knee later recalled that he actively supported the expanded monument and later park boundary lines, fully aware that the boundary would make him an inholder. He stated in 1992, "I had to debate then on whether to enlarge, go on and make a larger guest ranch out of it or sell it to the national park, because I know then I became an inholder" (Frye, 1992).

Because of the insufficient \$423,000 cap placed on private land acquisitions in 1971 legislation, acquisition of the entire Sleeping Rainbow Ranch was delayed. In the fall of 1974, 140 acres of the ranch were purchased for \$300,000 (Master Deed Listing, 1994). When the acquisition ceiling was raised in 1976, the Knees realized that their chance to sell the rest of their property was at hand. They decided to sell their land to a church, thereby establishing a tax-free trust fund that would provide them with a steady retirement income. The chosen church would then sell the land to the National Park Service. The other key provision of any deal would be that the Knees and their children would be granted life residency to a portion of the land.

Around 1976, the Knees approached officials at Brigham Young University in Provo, Utah, with their proposal. The university, in consultation with the Church of Jesus Christ of Latter-day Saints, determined that it could not meet all of Lurton Knee's stipulations. The Knees then revised their life estate requirement, dropping their children from the provision, and turned to the more flexible Seventh Day Adventist Church (Frye, 1992).

In January 1978, earnest negotiations began between the National Park Service and Lurton and Alice Knee (Lurton's second wife). Sherman W. Swenson, National Park Service Chief of the Division of Land Acquisition, spent a day with the Knees hammering out an initial deal. The Knees agreed to sell 235 acres, so long as they could retain 25 acres as a life estate. They would retain rights-of-way for their spring and pump water system, root cellar, the power and telephone lines, and the rights to water and pasture necessary to keep three horses. Swenson reported, "It is my recommendation that we go along with their requirements. The price is okay. Our only alternative to this is condemnation, and in light of the present climate regarding our use of condemnation, I would recommend against it" (Superintendent Correspondence, 1978).

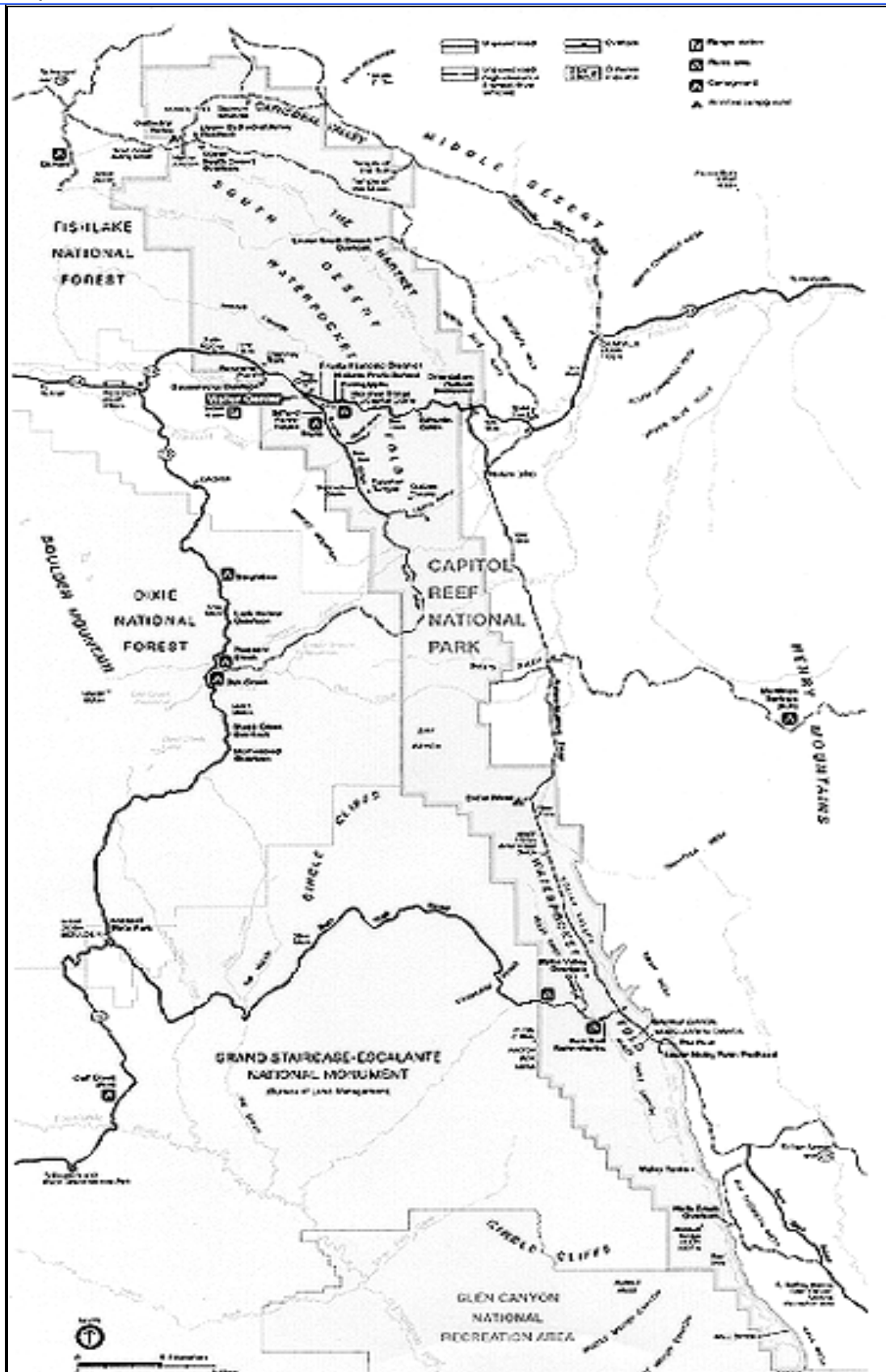
By April 1978, the formalities of a purchase agreement had been worked out among the Knees, the Southern California Branch of The Seventh Day Adventist Church, and the National Park Service. The NPS acquired the 235 acres for \$450,000. In June 1978, an additional \$17,805 were paid directly to the Knees for a portion of the previously retained life estate (Master Deed Listing, 1993).

Lurton Knee died in early 1995. Currently the area is used primarily for trailhead parking by hikers using Pleasant Creek trail, and by four-wheel drive and mountain bike enthusiasts passing by along the South Draw Road. In 1996, shortly after Lurton Knee's death, the remainder of the life estate, still held by Alice Knee, was relinquished to the National Park Service.

In October 1996, the park Superintendent and Utah Valley State College officials signed a Memorandum of Understanding to proceed with a feasibility study to evaluate that potential use of the former ranch. The resulting "Sleeping Rainbow Ranch Development Concept Plan/ Adaptive ReUse Alternative" was completed in 1997. In March 2000, NPS and UVSC officials signed a General Agreement establishing terms for the development and educational use of Sleeping Rainbow Ranch. In 2001, UVSC began working on the plans needed to convert the former ranch into an educational facility in keeping with the legislative purpose of the park. The college is to work with NPS compliance staff and to follow any stipulations, laws, rules, regulations and policies that govern the park. (Kreutzer Correspondence, 2001).

(Note: *Political Context Section adapted largely from: Bradford J. Frye "From Barriers to Crossroads: An Administrative History of Capitol Reef National Park, Utah" 1998.*)

Pleasant Creek Settlements (Floral Ranch and Sleeping Rainbow Ranch)
Capitol Reef National Park



Map indicating overall political boundaries of Capitol Reef National Park.
(NPS)

Management Unit and Tract Numbers

Management Unit: Fremont River District

Tract Numbers: N/A

State and County

State: Utah

County: Wayne

Size and Boundary Description

Size (acres): 320.00 (160/160) Floral Ranch
10.00 Sleeping Rainbow Ranch

Boundary Description:

Capitol Reef National Park is located in south central Utah in Wayne, Garfield, Sevier, and Emery counties. The Visitor Center is located on Utah Highway 24 10 miles east of the town of Torrey, Utah and 37 miles west of the town of Hanksville, Utah on Utah Highway 24. The size of the collective landscape identified as the Pleasant Creek Settlements totals approximately 375 acres, 160 acres associated with Floral Ranch and 215 acres associated with Sleeping Rainbow Ranch. It is important to note that these boundaries reflect historical Euro-American land ownership and use and in no way delineate boundaries reflecting pre-historic or Native American use of the area. Rather, from an archeological perspective, these historic boundaries represent a small portion of a larger, archeological use pattern in what is now known as south central Utah.

Floral Ranch:

#	Aliquot Parts	Sec/Blk	Twnshp	Range	Fract./Sect	Meridian	State	Counties
1	S½SE	20/	30-S	7-E	No	SALT LAKE	UT	WAYNE
2	W½NE	29/	30-S	7-E	No	SALT LAKE	UT	WAYNE

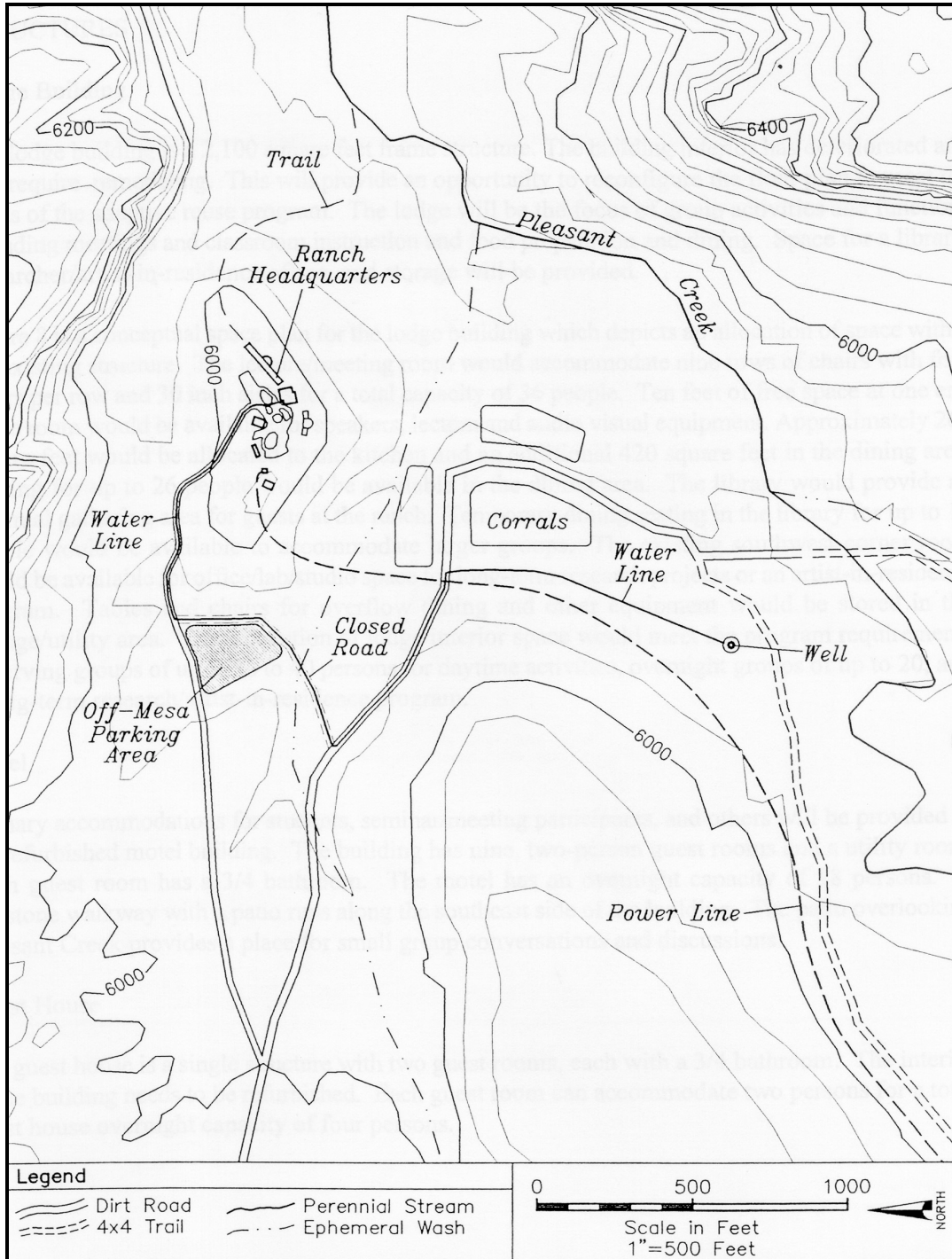
Sleeping Rainbow Ranch:

#	Aliquot Parts	Sec/Blk	Twnshp	Range	Fract./Sect	Meridian	State	Counties
1	S½SWNESE	20/	30-S	7-E	No	SALT LAKE	UT	WAYNE
2	S½SW	20/	30-S	7-E	No	SALT LAKE	UT	WAYNE
3	N½NW	29/	30-S	7-E	No	SALT LAKE	UT	WAYNE
4	SENW	29/	30-S	7-E	No	SALT LAKE	UT	WAYNE
5	S½SWNW	20/	30-S	7-E	No	SALT LAKE	UT	WAYNE
6	S½SENW SE	20/	30-S	7-E	No	SALT LAKE	UT	WAYNE

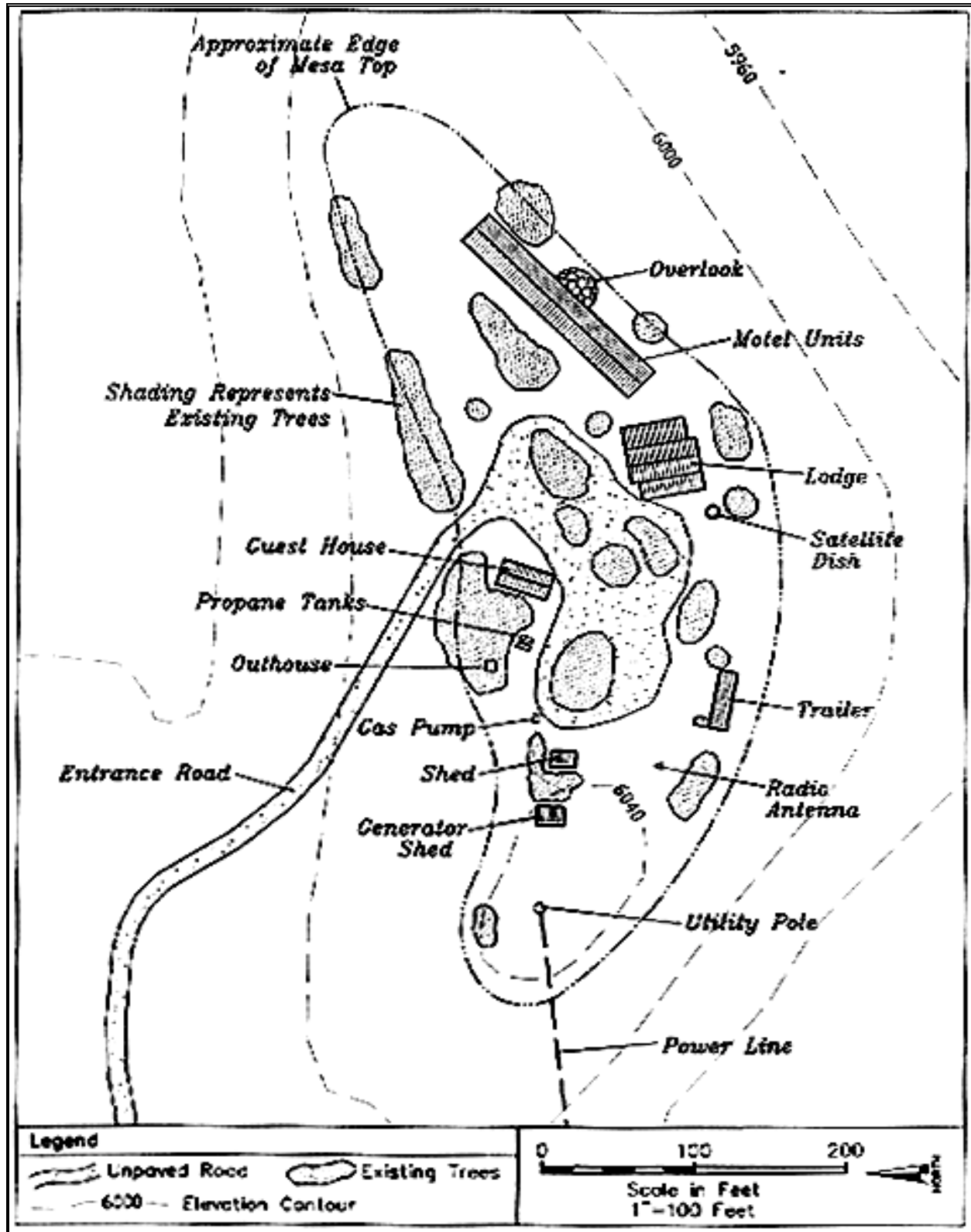
Boundary UTMS

Sleeping Rainbow Ranch Center UTM: Z12, 484390E, 4226170N
(USGS Golden Throne Triangle 1:24K)

Site Plan



Site plan of Pleasant Creek Settlements showing various landscape features, especially Sleeping Rainbow Ranch development. (from DRAFT General Management Plan, 1998). (NPS)



Detail of Sleeping Rainbow Ranch headquarters development as of 1995.
(NPS)

National Register Information

National Register Documentation: No documentation

Explanatory Narrative: Within the boundary of the Pleasant Creek Settlements (Floral Ranch and Sleeping Rainbow Ranch), only one historic site has been listed on the National Register (99001095). The ruins, located on the south side of Pleasant Creek and approximately .4 miles south of Sleeping Rainbow Ranch, “Hanks’ Dugouts” were listed 9/13/1999 under Criterion D as the “property has yielded, or is likely to yield information important in prehistory or history.” The Area of Significance was determined to be “Exploration/Settlement,” the Period of Significance was determined to be from 1883 – 1888 AD, and the ruin was determined significant at the Local level. The dugouts are associated with the historic context “Mormon Settlement and Agriculture in Capitol Reef National Park, 1880 – 1946.”

It is important to note that there is an extant structure, a fruit cellar used and modified during the period of the Sleeping Rainbow Ranch. No documentation has been found to date, however, to indicate if it has indeed been modified from one of the original Hanks’ dugouts. However, one former resident of the old Floral Ranch recalls a family living in the “cellar” in the early 1930s, suggesting that it originally was a primitive residence.

National Register Eligibility: Ineligible as a historic district or cultural landscape – pending UT SHPO concurrence. Individual elements have been determined eligible as historic archeological sites.

Date of Eligibility Determination: Determined Ineligible on December 18, 2002, and July 30, 1992 (informally determined ineligible) by NPS
- pending UT SHPO concurrence

National Register Classification: Ineligible - pending UT SHPO concurrence

Significance Level: Not Significant - pending UT SHPO concurrence

Contributing/Individual: Ineligible - pending UT SHPO concurrence

Significance Criteria:

The landscape was considered under the following Criteria and determined ineligible:

- A – Associated with events significant to broad patterns of our history
- B – Associated with lives of persons significant in our past
- C – Embodies distinctive construction, work of a master, or high artistic values

D – Has yielded, or is likely to yield, information important in
Prehistory or history

Criteria Considerations: N/A

Period of Significance: N/A

Area of Significance: N/A

Statement of Significance: N/A

National Historic Landmark Information

National Historic Landmark: No

World Heritage Site Information

World Heritage Site Status: No

Cultural Landscape Type and Use

The Pleasant Creek Settlements (Floral Ranch and Sleeping Rainbow Ranch) were considered under the following landscape types and uses:

Historic Vernacular Landscape: a landscape whose use, construction, or physical layout reflects endemic traditions, customs, beliefs, or values; in which the expression of cultural values, social behavior, and individual actions over time is manifested in physical features and materials and their interrelationships, including patterns of spatial organization, land use, circulation, vegetation, structures, and objects; in which the physical, biological, and cultural features reflect the customs and everyday lives of people.

Ethnographic Landscape: a landscape containing a variety of natural and cultural resources that associated people define as heritage resources. Examples are contemporary settlements such as that at the Martin Luther King, Jr. National Historic Site, New Orleans neighborhoods, the Timbisha Shoshone community at Death Valley, and massive geological structures such as Devils Tower. Small plant communities, animals, subsistence and ceremonial grounds are included.

Current and Historic Use/Function

Chronology

Year	Event	Description
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Pleasant Creek Settlements (Floral Ranch and Sleeping Rainbow Ranch)
 Capitol Reef National Park

Ca. 6000 BCE – CE 1900	Inhabited	<p>Pleasant Creek area inhabited by Late Paleo-Indian, Desert Archaic, Fremont culture, and</p> <p>Numic-speaking (Ute and Paiute) peoples. (Fergusson and Baxter 1999)</p> <p>Owner: None</p>
1876-1877	Explored	<p>Earliest dated historic inscriptions, “J.L. Ivie 1876,” “D.L. 11/1877,” and WET 11/15/1877” are added to prehistoric petroglyph panel near creek.</p> <p>Owner: None</p>
1882	Settled	<p>Ephraim K. Hanks and family arrived at Pleasant Creek in the Spring of 1882. (Hanks Jackman 1981; Davidson 1986)</p> <p>Owner: None</p>
1883-1885	Settled	<p>Government surveyors platted the area to become known as “Floral Ranch” indicating at least 5 residences. Residences included: J. Giles, T. Foreman, U. Stewart, D. Stewart, J. Wright, J. Jorgenson, J. Hutchison, M. Anderson, and S.A. Hanks. (1895 Survey Plat; Hanks Jackman, 1981)</p> <p>Owner: None</p>

1889	Homesteaded	<p>Ephraim K. Hanks Homesteaded/filed the area in 1889. ("The Bullard's of Floral Ranch: Interview with Billie Bullard," Frye, 1991)</p> <p>Owner: Hanks, Ephraim K.</p>
1899	Retained	<p>Thisbe Read Hanks took the title under provisions of the Homestead Act after Ephraim's death in 1896. By this date, improvements to the area included: the four-room frame house, a granary, a stable, corrals and 1,650' of fencing. Of the 160 acres, approx. 100 acres were claimed to have been cultivated since 1884 including an orchard. (12 Stat. 392, 1899 Land Patent)</p> <p>Owner: Hanks, Thisbe Read</p>
1910	Retained	<p>Ray E. Hanks, son of E. Hanks and T. Hanks are listed in the property assessment as of this date. (Wayne County Property Assessment 1910).</p> <p>Owner: Hanks, Ray E.</p>
1911	Retained	<p>Arthur Hanks (son of E. Hanks and T. Hanks) is listed in the property assessment as of this date. (Wayne County Property Assessment 1911).</p> <p>Owner: Hanks, Arthur E.</p>
1913	Retained	<p>Arthur Hanks retained ownership (Wayne County Property Assessment 1913).</p>

		Owner: Hanks, Arthur E.
1914	Retained	Arthur Hanks retained ownership (Wayne County Property Assessment 1914).
		Owner: Hanks, Arthur E.
1915	Retained	Arthur Hanks retained ownership (Wayne County Property Assessment 1915).
		Owner: Hanks, Arthur E.
1916	Purchased/Sold	J.M. Graham and William M. Richardson of Ferron in Emery County purchased the land from the Hankses (Wayne County Property Assessment 1917; "Ephraim Knowlton & Thisbe Read Hanks," Hanks Jackman, 1981).
		Owner: Graham, Dr. J.M. & Richardson, William M.
1918	Purchased/Sold	William Richardson is the only name listed on the Property Assessment record (Wayne County Property Assessment 1918).
		Owner: Richardson, William M.
1919	Purchased/Sold	William Richardson is the only name listed on the Property Assessment record (Wayne County Property Assessment 1919).
		Owner: Richardson, William M.
1920-1933	Purchased/Sold	Perry Jackson and Clarence Baker bought the property in 1918 together

		from Richardson. ("Memories of Floral Ranch Before WWI": Interview with Mr. And Mrs. LaVon Forsyth, Davidson, 1981).
		Property passed through several hands, including those of Rube Meeks and Della Hickman, and Miley Curtis. ("The Bullards of Floral Ranch": Interview with Billie Bullard, Frye, 1991)
		Owner: Multiple
1933	Purchased/Sold	Joseph Hickman and Rudolph Cook purchased the property (Wayne County Property Assessment 1933).
		Owner: Hickman, Joseph & Cook, Rudolph
1935	Retained	Joseph Hickman and Rudolph Cook (Wayne County Property Assessment 1935).
		Owner: Hickman, Joseph & Cook, Rudolph
1937	Retained	Joseph Hickman and Rudolph Cook (Wayne County Property Assessment 1937).
		Owner: Hickman, Joseph & Cook, Rudolph
1937	Purchased/Sold	Ezra N. Bullard and David Levi Bullard of Torrey purchased the property. However, the property was apparently involved in an informal exchange between Curtis and Cook as it was deeded to the Bullards by

		Miley Curtis. ("The Bullards of Floral Ranch: Interview with Billie Bullard," Frye, 1991)
		Owner: Bullard, Ezra N. & Bullard, David Levi.
1938	Purchased/Sold	Lurton J. Knee purchased five acres of the property. (52 Stat. 609, 1956 Land Patent)
		Owner: Bullard, Ezra N. & Bullard, David Levi also Knee, Lurton J.
1939	Retained	Ezra N. Bullard and David Levi Bullard of Torrey retained the property (Wayne County Property Assessment 1939).
		Owner: Bullard, Ezra N. & Bullard, David Levi also Knee, Lurton J.
1940	Purchased/Sold/ Built/Destroyed	Lurton J. Knee bought the ranch and erected a series of new buildings northeast of the original Hanks house. He converted the property to a day-tour commercial operation, which he named "Sleeping Rainbow Ranch." By Christmas 1941 virtually all of the buildings and structures that were built prior to the Knee ownership were demolished and Knee had completed construction of his new log house on a knoll northeast of the original Hanks house ("Capitol Reef National Park: A Historic Resource Study," O'Bannon, 1992; "Lurt Knee: Interview," Frye, 1992)
		Owner: Knee, Lurton J.

1942	Retained	<p>Margaret Knee and Lurton J. Knee listed as owners (Wayne County Property Assessment 1942).</p> <p>Owner: Knee, Lurton J. & Knee, Margaret</p>
1945	Built/Developed	<p>Period of most active development for Sleeping Rainbow Ranch ("Capitol Reef National Park: A Historic Resource Study," O'Bannon, 1992).</p> <p>Owner: Knee, Lurton J. & Knee, Margaret</p>
1950	Retained	<p>The commercial operation known as Sleeping Rainbow Ranch began giving tours full-time. ("Lurt Knee: Interview," Frye, 1992)</p> <p>Owner: Knee, Lurton J.</p>
1968-1969	Maintained/Built	<p>The Knee family built motel units on the site. ("Lurt Knee: Interview," Frye, 1992)</p> <p>Owner: Knee, Lurton J. & Knee, Alice</p>
1970-1974	Maintained/Built	<p>The Knee family maintained the Sleeping Rainbow Ranch as a recreational facility in the 1970s, gradually building additional buildings and structures on the property to accommodate visitors. ("Capitol Reef National Park: A Historic Resource Study," O'Bannon, 1992)</p> <p>Owner: Knee, Lurton J. & Knee, Alice</p>

1974-1978	Purchased/Sold	<p>The NPS purchased 375 acres of Pleasant Creek ranch land. Approximately 235 of these acres were purchased through the Southern California Association of 7th Day Adventists for \$450,000 in a tax shelter arrangement in 1978; the first 140 acres were sold directly by Knee to the NPS for \$300,000 in 1974. The ranch headquarters are was reserved for lifetime use and occupancy of Lurton and Alice Knee (USDI Land Status Map, 1978; "Lurt Knee: Interview," Frye, 1992)</p> <p>Owner: NPS / Knee, Lurton J. & & Knee, Alice</p>
1978	Purchased/Sold	<p>In June 1978, an additional \$17,805 were paid directly to the Knees for a portion of the property previously retained by the lifetime right of use and occupancy (1993 Masters Deed Listing "Offers to Sell" and Warranty Deeds)</p> <p>Owner: NPS / Knee, Lurton J. & & Knee, Alice</p>
1996	Land Transfer	<p>After Lurt Knee died in 1995, Alice Knee quitclaimed all remaining property rights to the ranch to the National Park Service (<i>Sleeping Rainbow Ranch Development Concept Plan Adaptive Reuse Alternative</i>, 1997).</p>

Owner: NPS

1996-2000

Retained

The NPS assumed ownership and began investigating possible adaptive re-use of the property. No maintenance or stabilization of deteriorating buildings and structures was undertaken.

Owner: NPS

2000-2001

Retained

The NPS signed a General Agreement with Utah Valley State College (UVSC) in March 2000, arranging for rehabilitation of the property for use as a college field research/educational facility. Clean up of the property began in the winter of 2000-2001, and a water well was drilled in July 2001.

Owner: NPS

History

Ca. 6000 BCE – CE 1900: Prehistoric Land Use

Paleo-Indian Period

by Lee Kreutzer, 2001

Although the dating is contested among archeologists, the earliest well-documented occupation of the Colorado Plateau (and of North America) goes back at least 11,500 years, to small, mobile bands of hunters. Their earliest weapons – large, fluted projectile points known as Clovis points – are found throughout North America, often in association with the skeletal remains of now-extinct Pleistocene mammals such as mammoths.

Several stratified and surface sites dating to Clovis and later Paleo-Indian Period occupations have been documented in southeastern Utah (Davis 1985, 1989; Davis and Brown 1986; Kohl 1991; Larsen 190). Although just one incomplete, fluted point from Capitol Reef has been documented, several reportedly have been recovered from locations near park boundaries.

In addition, a number of localities in the area of Capitol Reef have yielded the remains or dung of Pleistocene mammoths. This, together with the archeological evidence from surrounding areas, strongly suggests that conditions were favorable for Paleo-Indian occupation in the Waterpocket Fold, and that future discovery of late Pleistocene sites at Capitol Reef is a possibility.

Archaic Period

The transition from Paleo-Indian to Archaic lifeways occurred in the geographic area now known as Utah by around 8,000 BP, coinciding with the establishment of warmer, moister climatic patterns and extinction of Pleistocene megafauna. Archeologists working at numerous stratified and surface sites in Utah have documented Archaic cultural remains (e.g., Jennings 1966, 1978; Jennings et al. 1980; Schroedl 1976).

Capitol Reef's oldest, securely documented human occupation is represented by Archaic-style projectile point types at the higher elevations and along the rim of the Fold, and by Barrier Canyon-style rock art in the Waterpocket and Fremont River Districts. A recent archaeological survey in the park's Waterpocket and Cathedral Districts has also documented numerous Archaic-style point isolates and scatters (Brigham Young University's Office of Public Archeology, in prep.), and one investigator has reported possible Archaic-age campsites along a stream drainage in the park.

Formative Stage

The introduction of domesticated plants (corn, beans, and squash) from Mexico into the Southwest ultimately led people in the area to shift away from high residential mobility, to adopt sedentary or semi-sedentary settlement patterns, establish permanent villages, and

rely increasingly on farming as a means of subsistence. These traits, as well as the use of the bow and arrow (introduced from the north), characterize the Formative Stage of occupation in the Southwest and on the Colorado Plateau. For regional overviews, see Tipps (1988), Black and Metcalf (1986), and Bradley et al. (1986).

In southern Utah, two Formative Stage cultures, the Ancestral Puebloan (also called Anasazi) and the Fremont, appear to have coexisted for at least a few centuries. Sharing numerous general traits, the two groups were long considered to be variants of the same basic culture. Morss (1931) defined them as separate cultures on the basis of numerous diagnostic traits, including distinctive styles of pottery, rock art, architecture, basketry, and more. Both groups occupied the area around Capitol Reef at approximately the same time, although Ancestral Puebloans may have been here somewhat earlier than the Fremont people. Artifacts diagnostic of the Ancestral Puebloans are predominately found in the south end of the park, while those of the Fremont culture are found throughout the rest. Maize strains typical of Ancestral Puebloan agriculture are found throughout the park, even in predominately Fremont areas. Likewise, Fremont ceramics are sometimes found in Ancestral Puebloan sites.

Fremont occupational and petroglyph sites are relatively common at Capitol Reef, which is the type locale for the Fremont culture (Morss 1931). Fremont cultural remains documented in the park include masonry or wattle-and-daub granaries, slab-lined storage cists, pithouse depressions, rockshelter occupations with middens, campsites, and lithic and ceramic scatters.

Traits diagnostic of both Ancestral Puebloan and Fremont cultures disappear from the archaeological record throughout most of Utah by around CE 1350, for reasons that remain unclear. The “disappearance” issue is important not only for historical reasons, but also because it has implications for contemporary tribes that are descended from the Fremont and Ancestral Puebloan peoples.

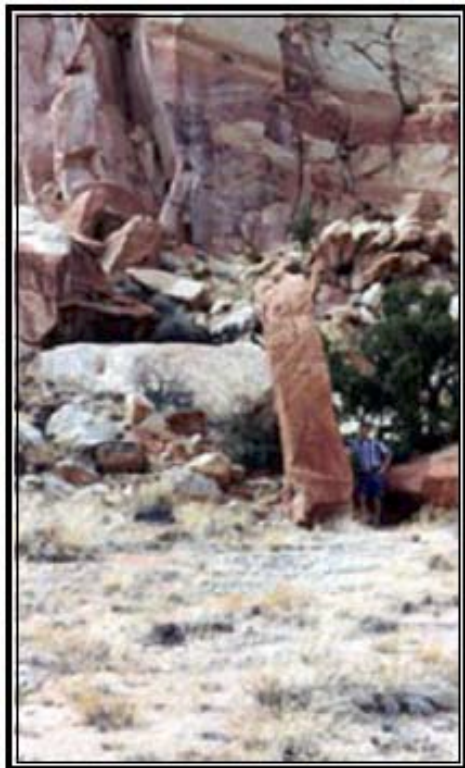
More precise dating for these occupations is currently underway as part of the park’s Systemwide Archaeological Inventory Program.

Late Prehistoric/Historic Periods

The timing of their arrival is uncertain, but the presence of Numic-speaking Ute and Paiute peoples in the Capitol Reef area is documented by early explorers and settlers (e.g., Dellenbaugh 1908; Kelly 1964). These groups have occupied central Utah since about CE 1150 – 1300 (Black and Metcalf 1986; Tipps 1988). Archaeological sites attributed to Numic-speaking groups are most often defined by thick, course-tempered, fragile brownware pottery, and by Desert Side-Notched and Rose Spring style projectile points (Jennings 1978). Desert Side-Notched points are particularly common in the park. A few late prehistoric campsites and lithic scatters attributed to Numic-speaking peoples have been documented in the central area of the park.



Petroglyphs in the Pleasant Creek Area, 2000
(NPS Photo).



Surveyor Inscriptions Near Indian
Writings by King and Kelly, 2000
(NPS Photo).

The Kaiparowits band of the Southern Paiute, who ranged from the Paria River to the Waterpocket Fold, used Capitol Reef. Several bands of the Ute shared the Capitol Reef region with the Southern Paiutes. The Navajos, who are an Athabascan-speaking people thought by archaeologists to have arrived from the north around CE 500, also claim traditional use of the Capitol Reef area. The exact nature of any prehistoric use by Navajos is as yet unclear to researchers; no archaeological sites in the park have been positively identified as Navajo in origin.

Again, these and other tribes whose ancestors may have used the Capitol Reef area are entitled to consultation with the park in regard to many management decisions. Therefore, archaeological, oral history, and ethnographic evidence substantiating their movements through what is now the park is important not only for park research purposes, but also for tribal purposes.

Ca. 1900 CE - : Historic Land Use

Historic Wayne County Settlement *By Lee Kreutzer, 2001*

Members of the Church of Jesus Christ of Latter-day Saints (Mormons) began grazing livestock in the Rabbit Valley area (about 20 miles west of the park) in 1873. Settlers began farming around the confluence of the Fremont River and Sulphur Creek in the early 1880s (Davidson 1896; Gilbert and McKoy 1992, 1997; Murphy 1999). The little community they established was originally called Junction but later was renamed Fruita, after its thriving orchards. The first homestead claim was formally filed in 1897, and by 1904 four families had claimed title to nearly all of the farmland in the valley (Gilbert and McKoy 1992, 1997). The fields, orchards, and buildings that remain of Fruita are now a 200-acre, National Register-listed cultural landscape, the Fruita Rural Historic District.

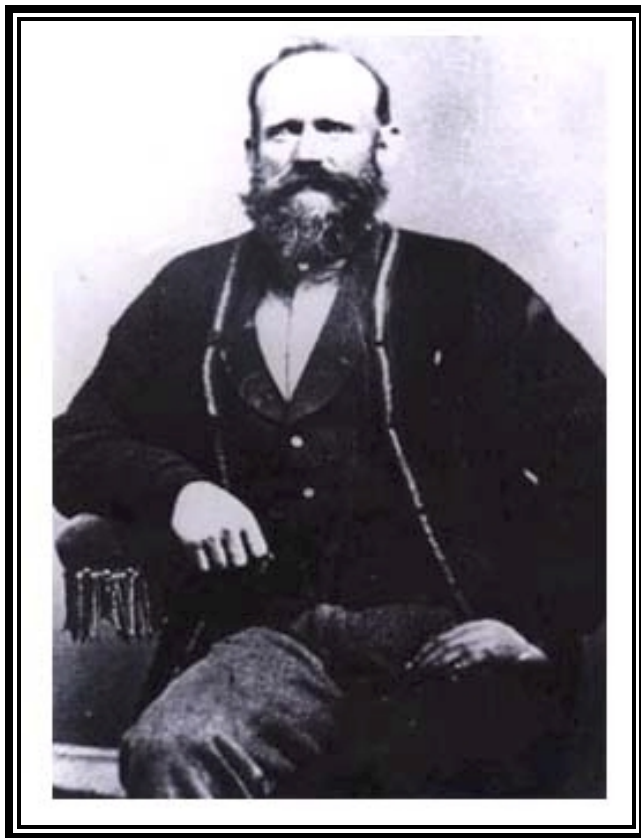
Outside of the historic district itself, and mostly (but not exclusively) along the Fremont River, other historical buildings, structures, and sites exist. Among the most prominent is the Elijah Cutler Behunin Cabin, a single-room building of coursed sandstone. The cabin was built and occupied from 1883-84 by the 15-member Behunin family until flooding of the nearby Fremont River drove them out.

Behunin is credited with developing the old pioneer road through Capitol Gorge, near Pleasant Creek. This road, which takes travelers through a narrow, sandy-bottomed canyon, connected Fruita with the small settlement of Notom east of the park. Although always rough and dangerous in the event of flash flooding, the route was used until the new highway was built through the Fremont River corridor in 1962. The old Capitol Gorge road now serves as a hiking trail. Its history, however, remains vibrant, as the names of early explorers, residents and travelers through the area are inscribed on the sandstone walls of the gorge.

1883-1915: Ephraim K. Hanks Homestead / "Floral Ranch"

By Christine Jacobs Landrum, 2001

Considerable scholarly debate surrounds the ethnographic versus historical approach to studying figures associated with the Church of Jesus Christ of Latter-day Saints (LDS), popularly called Mormons. Although members of the LDS are not typically understood as "traditionally associated peoples," their particular cultural beliefs are important elements to understanding the spatial organization of the extant ruins, as well as to the factors that led to LDS settlements along the Pleasant Creek initially [Note: "Traditionally associated peoples" are considered to be those "that have been associated with a park for two or more generations (40 years), and whose interest in the park's resources began prior to the park's establishment" (National Park Service 2001:57).



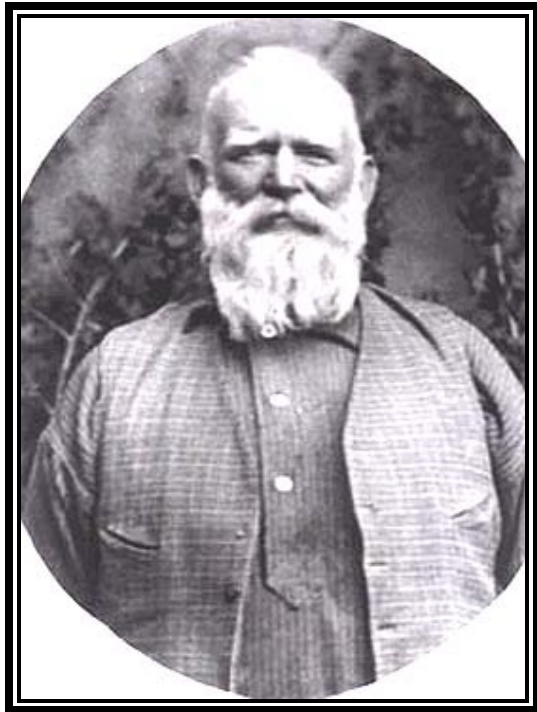
Young Ephraim K. Hanks, n.d.
(Photograph courtesy of Sherri Smith)



Thisbe R. Hanks, n.d.
(Photograph courtesy of Sherri Smith)

Ephraim K. Hanks was born on March 21, 1826 in Madison, Lake County, Ohio. After serving in the United States Navy, Ephraim Hanks moved to Navoo [Nauvoo], Illinois in February, 1846. At that time, Hanks officially joined the Mormon Battallion and was stationed in San Diego, California as a private in Company B until September, 1848. Hanks moved to Utah in 1848 where he was a mail carrier under the first contract to carry mail from Independence, Missouri to Salt Lake City, Utah. In October, 1877 Hanks was asked by Brigham Young to leave his ranch in Parley's Park, Utah and purchase and operate Lee's Ferry on the Colorado River. Although Ephraim Hanks declined to

move to Lee's Ferry, he moved his third wife, Thisbe Read Hanks, and family to the Pleasant Creek area in 1882 following a brief stay in Burrville, Utah.

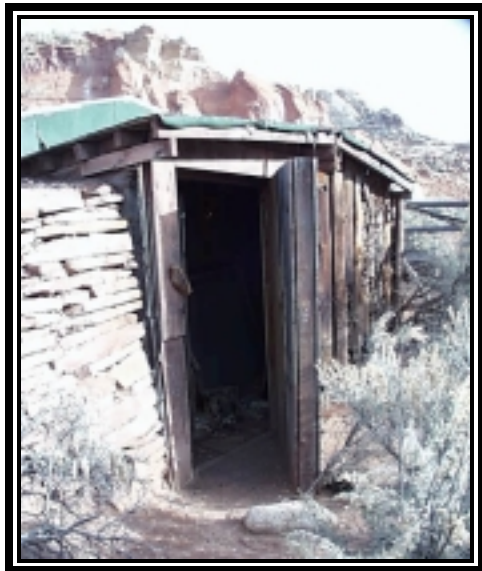


Ephraim K. Hanks in Later Years, n.d.
(Photograph courtesy of Sherri Smith).

As a prominent member of the LDS Church, Hanks was ordained to the order of the "Seventy" (a designation level of priesthood in the Melchizedek order of LDS) and worked on the Nauvoo Temple. Numerous accounts detail Hanks scouting adventures in the western United States as well as descriptions of his powers to heal. Prior to his death in June, 1896, Ephraim K. Hanks was ordained a Patriarch of the Church of Jesus Christ of Latter-day Saints. [<http://freepages.genealogy.rootsweb.com>; <http://www.hanksplace.net>; <http://www.familysearch.org>; <http://www.xmission.com>; Department of the Interior, Office of Special Examiner U.S. Bureau of Pensions at Salina, Utah, September 3, 1898. Case of Thisbe Read Hanks, No. 13515 (<http://www.hanksplace.net/library/morbat.html>); Latter-day Saint Bibliographical Encyclopedia, Vol. 2.]; "Memories of Caineville, Teaching and Floral Ranch," Oral Interview of Mr. Urban V. Hanks by George E. Davidson, (1981)].

The Hanks family built a series of dugouts (now collapsed) and a log frame house (since destroyed by fire) in the Pleasant Creek area during the early 1880s [Department of the Interior, Office of Special Examiner U.S. Bureau of Pensions at Salina, Utah, September 3, 1898. Case of Thisbe Read Hanks, No. 13515 (<http://www.hanksplace.net/library/morbat.html>)]. Remains of three dugouts, and at least one other structure are located on the south side of Pleasant Creek. These dugouts were listed on the National Register of Historic Places on September 13, 1999 as part of a Capitol Reef National Park Multiple Property nomination (National Register Nomination, "Hanks' Dugouts" (Listed 09/13/1999). The dugouts are located approximately .4 miles south of the area now known as Sleeping

Rainbow Ranch, and although collapsed, elements of log or pole roof structures are evident. The above-ground structure appears to have been constructed out of stone. Although all other structures associated with the Hankses settlement, Floral Ranch, were destroyed during later periods of ownership, the area around the structures is scattered with ceramics, glass and other archeological artifacts (1990 Cultural Resource Inventory Form ID#0029). By tradition, a modified natural cave upstream from the homestead is also associated with Ephraim K. Hanks, who purportedly used the structure as a hideout when federal agents came to arrest local polygamists for illegal family arrangements (Note: It has also been reported that Ephraim K. Hanks himself was a polygamist, although during the time he lived at Floral Ranch he is only documented to have been married to his third wife, Thisbe Read Hanks).



*Cellar used by Sleeping Rainbow Ranch
Thought to be Remnant of Floral Ranch
Development, 2000 (NPS Photo).*

As previously mentioned, a structure referred to during the later Sleeping Rainbow Ranch period of use as a “Fruit Cellar” may, in fact, have been adapted from one of the original Hanks dugouts. However, no documentation has been found at this time to definitively verify the construction date.



*Back/Side View of Floral Ranch House (Arthur and Mattie Hanks Family),
n.d. (Photograph courtesy of Sherri Smith).*



*Front View of Floral Ranch (William Morril foreman to Arthur and Mattie
Hanks pictured), n.d. (Photograph courtesy of Sherri Smith).*



Animals on Floral Ranch, n.d. (Photograph courtesy of Sherri Smith).



Arthur Hanks and Others on Floral Ranch, n.d. (Photograph courtesy of Sherri Smith).

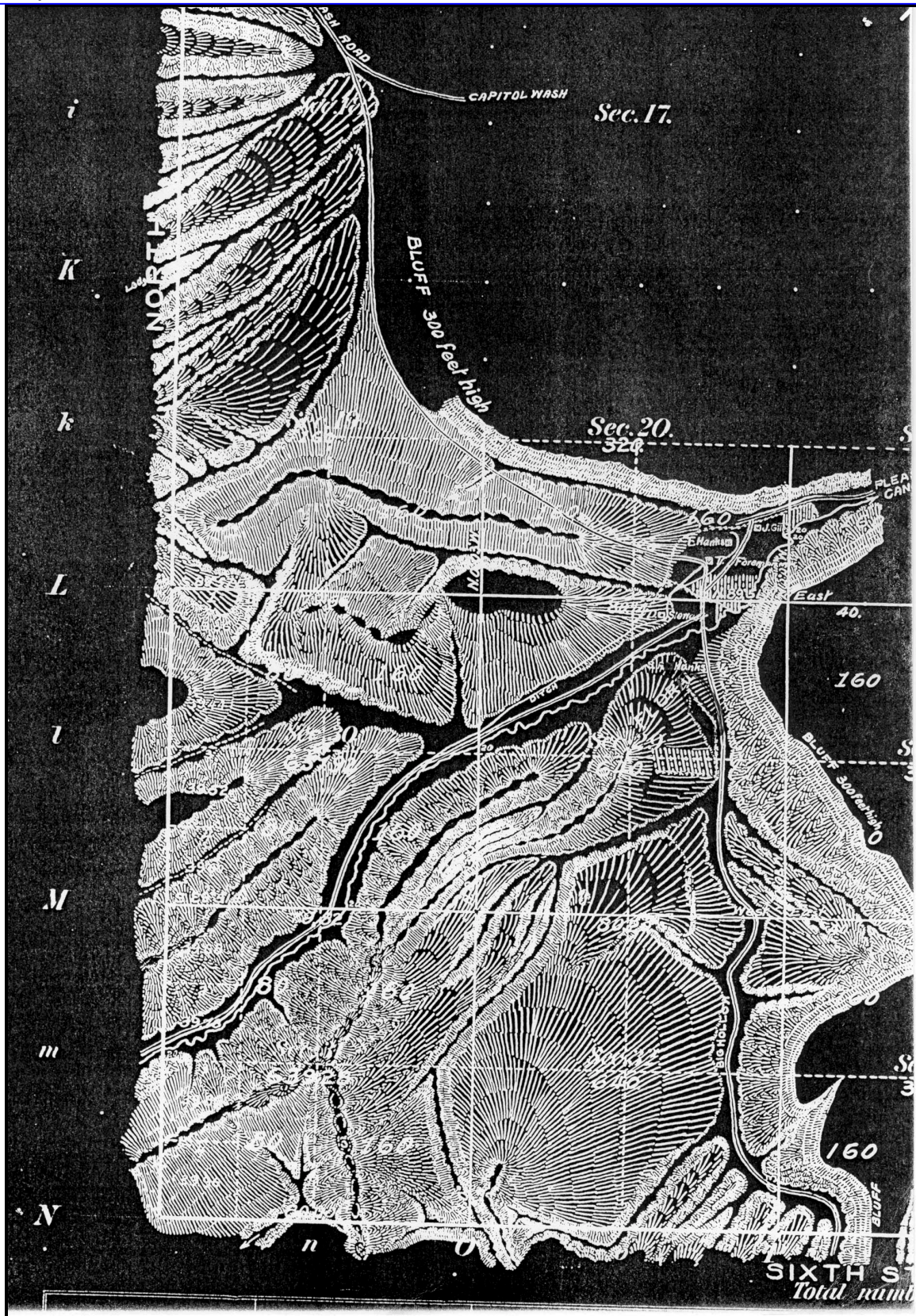


Indian Hogan on Floral Ranch built by Navajo employee of Lurton Knee, n.d. (Photograph courtesy of Sherri Smith).



Sidney Alvarus, Arthur, Nettie, Clara, and Lillie Hanks, ca 1935 (Photograph courtesy of Sherri Smith).

Pleasant Creek Settlements (Floral Ranch and Sleeping Rainbow Ranch)
 Capitol Reef National Park



1890s Survey of Floral Ranch Area (CARE archives).

Pleasant Creek Settlements (Floral Ranch and Sleeping Rainbow Ranch)
Capitol Reef National Park



Area in which 1890s Survey Located Dugout, 2001 (NPS Photo).



Fence remnant, date unknown - probably Floral Ranch Period, 2000 (NPS Photo).

Pleasant Creek Settlements (Floral Ranch and Sleeping Rainbow Ranch)
Capitol Reef National Park



*Floral Ranch valley with Hanks house at center right,
n.d. (Photograph courtesy of Sherri Smith).*

The spatial use of the property that was to become known as Floral Ranch varied slightly during Hanks ownership, although the landscape was primarily dedicated to subsistence farming/ranching. After settling in the area, the Hankses diverted water from Pleasant Creek to irrigate fields and an orchard of approximately two hundred fruit trees. Unlike many residents in the area however, the Hankses styled themselves as ranchers, rather than farmers (National Park Service, 1992). During the period of Hanks ownership a variety of fruits, vegetables, and animals were raised. Following are the recollections of Mr. Urban V. Hanks as related to George E. Davidson, Chief of Interpretation and Information, Capitol Reef National Park in 1981:

“I remember the fruit orchards. You asked where the house was. You know where the poplar trees are? Those quite tall trees? I think they are still there. The house was built right there before you went down. My grandfather [Ephraim K. Hanks] had his yards all down under the hill. Up where the corrals and barns are now, you go down through there till you get to the house, then you go down a little hill. That’s where my grandfather had his yard and fruit trees and everything down under the little hill. He raised alfalfa. I don’t know if he raised any grain or not, but I know he raised alfalfa on the bench there. He raised some good crops there” (Davidson, 1981).

Pleasant Creek Settlements (Floral Ranch and Sleeping Rainbow Ranch)
Capitol Reef National Park

In 1910, Ray E. Hanks, son of Ephraim K. Hanks and Thisbe Read Hanks, was named on the Property Assessment for the site. At that time the ranch measured 160 acres, and in addition to the house, the family owned five horses (or mules) and eighty-two head of cattle (Wayne County Property Assessment 1910). The following year, 1911, Arthur E. Hanks, also a son of Ephraim K. Hanks and Thisbe Read Hanks, is named on the Property Assessment (Wayne County Property Assessment 1911). It is at this point that the ranch becomes known as “Floral Ranch.” At that time the family had assets including one horse (or mule), one cow, and two pigs. In 1912, the ranch remained under Arthur Hanks’ name and of the 160 acres, 50 acres were devoted to farmland and 110 acres were devoted to other uses. This division of land use remained the same until 1915. In 1913 and 1914 Arthur E. Hanks remained on the Wayne County Property Assessment and for 1913 the ranch listed twelve horses and mules, two cows, twenty sheep or goats and twenty pigs (Wayne County Property Assessment 1913). The spatial land use changed in 1915 and during that year twenty-five acres were devoted entirely to farming, one acre to growing fruit, and 135 acres to other uses (Wayne County Property Assessment 1915). The following year, 1916, the last year the property was owned by the Hankses, the spatial organization and use changed slightly again, with forty acres devoted to farming, none to growing fruit, twenty to grazing and 100 acres to “other uses” (Wayne County Property Assessment 1917; Hanks Jackman, 1981). Ephraim Hanks and his family sold Floral Ranch in September 1916 to Richardson and Graham before moving to a 40-acre farm



1940s-era entrance to Lurt Knee ranch development on the knoll, 2001 (NPS Photo).

Pleasant Creek Settlements (Floral Ranch and Sleeping Rainbow Ranch)
Capitol Reef National Park
six miles south of Nampa, Canyon County, Idaho (Wayne County Property Assessment 1917; Hanks Jackman, 1981).

The narratives of Ephraim K. Hanks' life experiences, and the history of Floral Ranch, continue to hold prominent positions in the memories of the Hanks family and the local community, as well as in the history of the Church of Jesus Christ of Latter-day Saints.

1916-1936: Multiple Property Owners

J. M. Graham and William M. Richardson, of Ferron in Emery County, Utah purchased Floral ranch in 1916 and are listed on the 1917 Wayne County Property Assessment [Wayne County Deed Book C:254 (4 September 1916)]. The ranch passed through several hands during the 1920s and 1930s, many of them members of the Church of Jesus Christ of Latter-day Saints. Although the exact chronology of ownership cannot be documented at this time, they are thought to include: Rube Meeks, Della Hickman, Perry Jackson, Clarence Baker and Miley Curtis.

Mrs. LaVon Forsyth, who lived at the ranch occasionally during Clarence Baker's ownership, recalled the following to George E. Davidson, Chief of Interpretation and Information, Capitol Reef National Park, in 1981:

“There was a house there with four rooms and they were well done on the inside. It had an ‘L’ shaped porch to the southeast of the house. It sat up on a hill and there was a living room, kitchen and two bedrooms. And one bedroom, I think, had even been used as a church; it was a big room and they had fireplaces in two of the rooms. It was a huge, long room, but I think it was sawed log that it was made of. The inside of the house was done in what they called wainscoating—grooved lumber that was fitted together, smooth and painted” (Davidson, 1981).

Later in the interview Mrs. Forsyth stated that she thought the house was the same house that Ephraim Hanks built for his wife. Mrs. Forsyth also added that the landscape included apple trees, pear trees, peach trees, apricot trees, and Potawatomi plum, as well as alfalfa, lots of flowers, and a garden (Davidson, 1981).

1933 –1935: The “Cook Ranch”

During this historic period during which the land changed hands several times, one of the families that settled on Floral Ranch was the family of Rudolph and Iva Cook. As such, the property was sometimes referred to as the “Cook Ranch” (Notation on photo labeled WW 45 in the George Grant collection).

Pleasant Creek Settlements (Floral Ranch and Sleeping Rainbow Ranch)
Capitol Reef National Park



Floral (or Cook) Ranch ca 1935, (NPS Photo).

By Michael Cook, 2001 (Kreutzer ed.)

Rudolph and Iva Cook traded approximately 50 acres of Torrey Property to Miley Curtis, Mrs. Cook's brother, in exchange for the Floral Ranch in 1933 (Curtis Rudolph Cook, as told to Michael Cook, 2001). Their son, Curtis Rudolph Cook, was born at the ranch (presumably in the original Hanks frame house) in 1930 and resided there for several years during his early childhood. Curtis Cook recalled that the family lived and worked at Floral Ranch during the summer, but returned to Torrey for the winter so that the children could attend school. He further recalled that the old house was an L-shaped log cabin (although period photos appear to show a clapboard frame house).

Rudolph Cook raised alfalfa in the fields behind the house, and would shoot the deer that came to browse there. Butchered game and livestock would be stored high in the cottonwood tree in front of the house, although meat was also stored in the ranch cellar. The family's diet was also supplemented with fresh trout, which entered the irrigation ditches from Pleasant Creek. When the head gates were closed and the ditches began drying up, the Cook children used a pitchfork to toss the trapped fish up onto the bank.

Another childhood responsibility was riding a horse on a six-mile round trip, twice weekly to the mouth of Capitol Gorge to retrieve the family's mail. At that time, the main road between Torrey and Hanksville meandered through Fruita, cut through Capitol Gorge, and zigzagged down the Blue Dugway near Cainesville. Mail was delivered by horse and buggy along that route.

Curtis Cook related that his family would take about two hours each Saturday evening to drive the 21 miles from Floral Ranch to Torrey in a Model T. They would make the return trip home following church services on Sunday. These trips were often difficult, as the

Pleasant Creek Settlements (Floral Ranch and Sleeping Rainbow Ranch)

Capitol Reef National Park

roads between the ranch and Torrey were rough and steep. Mr. Cook described the effort it took just to get the Model T on its way to town:

...(T)he driver would have to hold in the clutch and rev the engine. To keep the car from rolling backwards while the clutch was held in, a rock was placed behind a rear tire. With the engine revved, the driver would release the clutch and the car would bounce forward a short distance. Somebody would have to run alongside the car and then replace the rock behind the tire before the car began to roll backwards. This process was repeated several times in order to get the car to the top of the first rise out of the ranch (Cook, 2001).

Of course, the family also relied on horses, particularly for exploring the rugged, wild lands surrounding Floral Ranch. Mr. Cook recalled that he often accompanied his father on camping trips in the backcountry, where they always encountered Indian ruins and artifacts. He said they never bothered collecting these things, as such artifacts were common.

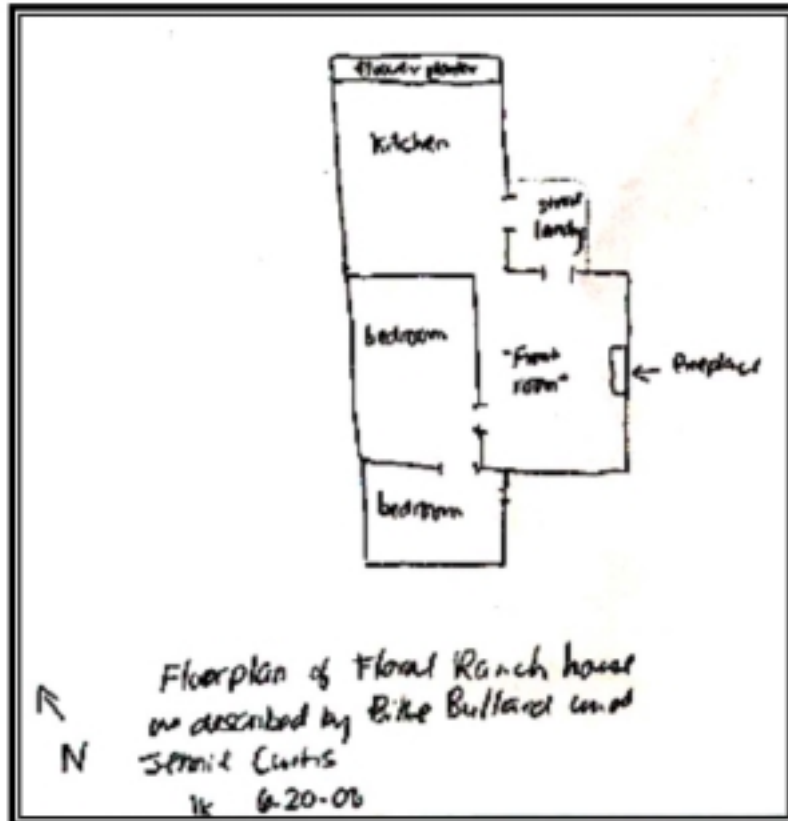
In the late 1930s (ca. 1937) Mrs. Cook traded the ranch for property in Torrey, following the death of her husband (Cook, 2001).

1937-1940: The Bullards at "Floral Ranch"

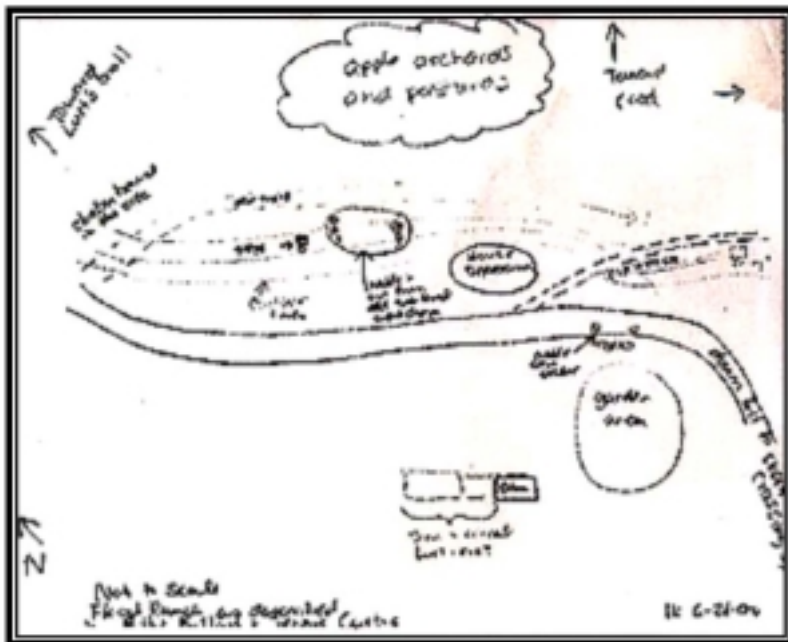
In 1937 Ezra N. Bullard and David Levi Bullard of Torrey purchased the 160-acre property from Miley Curtis (the exact exchange is unclear as it was deeded to the Bullards by Miley Curtis, not by Hickman and Cook) (Frye, 1991). The Bullards moved to Floral Ranch from Torrey where they had lived from 1930 to 1937. The Bullards had two children, Francis and Jenny. Francis, the older child was seven and in the first grade when the family moved to Floral Ranch, and Jenny was a year younger.

During the time the Bullards lived at Floral Ranch, Billie Bullard (David's wife) spent her days educating Francis at home or in Fruita helping to teach Francis and Jennie at school. David Levi Bullard was alone all week at the ranch. When the Bullard family resided at the ranch the extant structures included the former Hanks house, an old storage shed, and a little, long chicken coop (Frye, 1991). Additionally, there were many fences, corrals, and a root cellar. The four-room house built by Ephraim Hanks was missing its porch by the time the Bullards moved in. The interior of the house was covered with bricks made out of clay, decorated with heavy paper.

Pleasant Creek Settlements (Floral Ranch and Sleeping Rainbow Ranch)
Capitol Reef National Park



Floorplan of Floral Ranch House as Described by Billie Bullard and Jennie Curtis, 2000.



Floral Ranch Spatial Use As Described by Billie Bullard and Jennie Curtis, 2000.

Billie Bullard recalled during a 1991 interview that she and her husband cared for pigs, about 25 white face range cows, three or four horses and a team of mules. The family farmed corn for feed, as well as Hubbard squash, alfalfa, melons, cucumbers for dill pickles, and a few peanuts and peas (Frye, 1991).

The Bullards left Floral Ranch in February, 1940 after selling the ranch to Lurton J. Knee, and bought the Fish Creek Ranch, between Grover and Teasdale.

1940 – 1996: “Sleeping Rainbow Ranch”

In 1940, Floral Ranch was sold to Lurton J. Knee and his first wife Margaret. As the couple were touring the country, looking for a likely spot to set up a trading post or tour operation, their vehicle broke down near Tantalus Creek. Looking for assistance, Lurt Knee found Floral Ranch and owner David Levi Bullard. David Levi Bullard used mules to help extract the vehicle, after which Lurt and Margaret, spent the night at the ranch. The Knees returned about a year later and made an offer on the property, which the Bullards accepted (Frye, 1991).

Lurton J. Knee erected a series of new buildings, including a new house/lodge, in 1940, on a knoll northeast of the original site of the Hanks house, and converted the property into a guest ranch [Charles Kelly to J. Roderic Korn (27 December 1941)]. The 1940 house is a vernacular-style structure with log slab siding, large windows, and a low-pitched gable roof. The frame house originally built by Ephraim K. Hanks was destroyed by fire during Knee’s ownership. The various outbuildings, corrals, stables, and other structures presently (including a 1940 concrete block shed) extant on the property presumably date from the 1940s and are related to Knee’s commercial development of the property as a tourist, or “dude,” ranch known as Sleeping Rainbow Ranch.

Lurt and Margaret Knee divorced in 1947. In about 1950, Lurt Knee began offering day-tours of the country, using a “carry-all” vehicle. Once Jeeps became commercially available, the ranch switched to those vehicles. During that time, Lurt Knee was licensed by the state to conduct his tour operation. Tours varied in duration but included horseback riding trips, visits to petroglyphs, or hiking trips (in addition to trips farther away to locations such as his sister’s house in Monument Valley, Moab, Capitol Reef, the Kodachrome Flats, and the Burr Trail over the Circle Cliffs) (Frye, 1992). In addition to developing the area for the tourist trade, the ranch had about twenty head of cattle and hogs during the Second World War (Frye, 1992).

Lurton married Alice Landell in 1958, and she became a partner in the business. The house/lodge (according to stepson Paul Landell and son Joel Knee) served doubly as the family home and guest facilities. The kitchen was used to prepare meals for guests, who dined in the living room and dining room and on the porch.



Detail of Corral on Sleeping Rainbow Ranch, 2000
(NPS Photo).



Alternative Style Corral Fence on Sleeping Rainbow Ranch, 2000
(NPS Photo).



Corral Fence on Sleeping Rainbow Ranch, 2000
(NPS Photo).



Corral Gate on Sleeping Rainbow Ranch, 2000
(NPS Photo).



Detail of Fence Construction on Sleeping Rainbow Ranch, 2000
(NPS Photo).



Detail of Jack-Leg Fence on Northern Edge of Sleeping Rainbow Ranch, 2000
(NPS Photo).



Roof of Dugout on Sleeping Rainbow Ranch, 2000 (NPS Photo).



*Interior of Corral on Sleeping Rainbow Ranch, 2000
(NPS Photo).*



Dugout Entrance on Sleeping Rainbow Ranch, 2000 (NPS Photo).



Entry Road to "Lurt Knee Knoll," 2000 (NPS Photo).



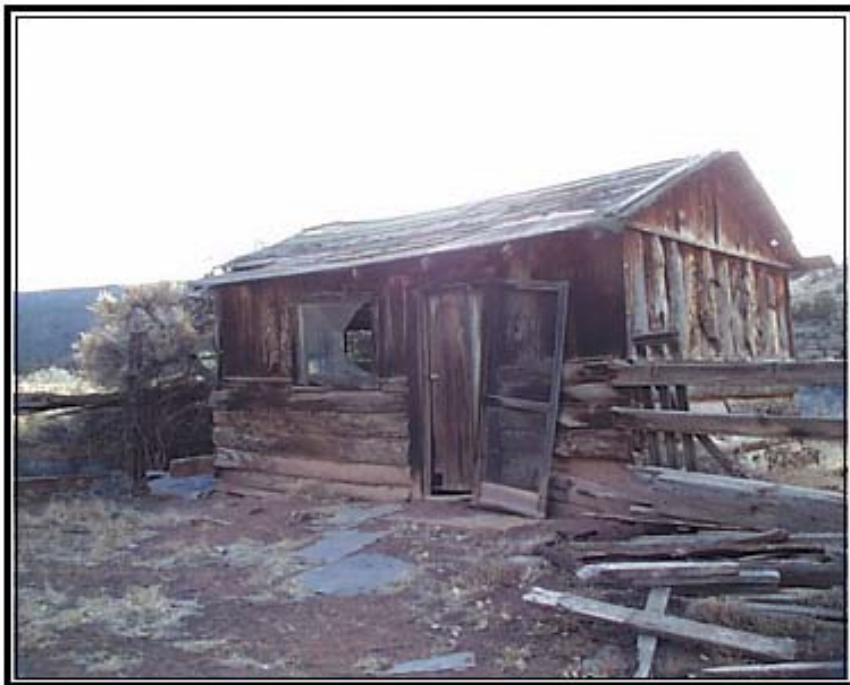
Horse Stable on Sleeping Rainbow Ranch, 2000
(NPS Photo).



Facility Structure on Sleeping Rainbow Ranch, 2000
(NPS Photo).



Various Structures and Operations Equipment on Sleeping Rainbow Ranch, 2000
(NPS Photo).



*Residential Cabin Built by Bullards in 1937 (has since been covered
With protective materials and “mothballed”), 2000*
(NPS Photo).



Inscriptions on Sleeping Rainbow Ranch, 2000
(NPS Photo).



Sleeping Rainbow Ranch Guest Cabin, 2000
(NPS Photo).



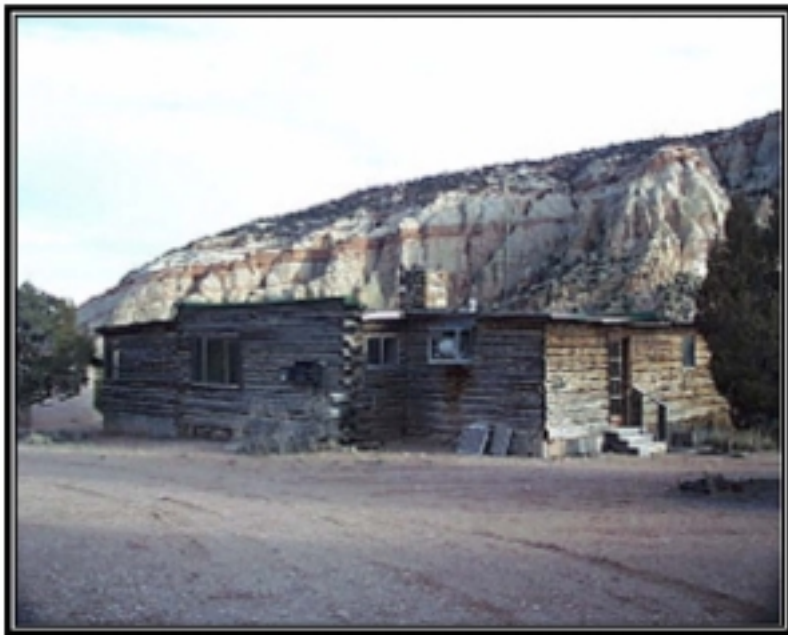
Detail of Horse Stable Interior on Sleeping Rainbow Ranch, 2000 (NPS Photo).



Horse Stable on Sleeping Rainbow Ranch, 2000 (NPS Photo).



Horse Stable on Sleeping Rainbow Ranch, 2000
(NPS Photo).



Looking southeast Toward Lurt Knee Home/Lodge, 2000
(NPS Photo).



Sleeping Rainbow Ranch Motel Units on knoll, 2000
(NPS Photo).



Outhouse on Sleeping Rainbow Ranch, 2000
(NPS Photo).



Motel Unit Patio at Sleeping Rainbow Ranch, 2000
(NPS Photo).



Overgrown Corral on Sleeping Rainbow Ranch, 2000
(NPS Photo).



View into Corral on Sleeping Rainbow Ranch, 2000
(NPS Photo).



Road into Lower Sleeping Rainbow Ranch,
2000 (NPS Photo).



Storage Building on "Lurt Knee Knoll," 2000 (NPS Photo).



Trailer on "Lurt Knee Knoll" (since removed, 2000 (NPS Photo).



*Rear View of Trailer on "Lurt Knee Knoll" (since removed), 2000
(NPS Photo).*



*View From "Lurt Knee Knoll" to Ranch Below, 2000
(NPS Photo).*



View Toward Pleasant Creek from "Lurt Knee Knoll," 2000 (NPS Photo).



View Looking Toward "Lurt Knee Knoll," 2000 (NPS Photo).



Aerial View of Pleasant Creek Settlement Area – Post 1960 (NPS Photo).

Besides his interest in the areas of tourism and ranching, Lurt Knee also had nearly 100 uranium claims between Sleeping Rainbow Ranch and the Colorado River in the 1950s (Frye, 1992). In 1969 Lurt Knee built cinderblock motel units on the ranch. This was shortly before Capitol Reef was expanded and made a national park – a change Knee had supported for years.

According to Lurt Knee (in a 1992 interview with Brad Frye), when he first came to Sleeping Rainbow Ranch and realized that it was adjacent to a national monument, his “goal was to make it into a National Park” (Frye, 1992). Knee worked with Senator Frank Moss and Secretary of the Interior Stewart Udall as well as Superintendent Bates Wilson of Arches National Monument, and, after 1964, Canyonlands National Park. In fact, Knee and Superintendent Bates Wilson undertook the first geographic survey of Capitol Reef National Park (Frye, 1992).

The Knees’ commercial operation at Sleeping Rainbow Ranch corresponds to the definition of dude ranching developed by Lawrence R. Borne, and the facility has been considered as a “dude ranch” by previous surveyors (O’Bannon, 1992). However, as the facility did not engage in recreational options or accommodations typical of dude ranches, consideration and definition as a commercial operation is decidedly more accurate. Borne

notes that while the origins of dude ranching date to the 1880s it did not attain great importance in Utah (Borne, 1983; Smith, 1936). Dude ranching slowly became an increasingly important aspect of the western tourism industry until the years immediately after World War I, when the industry boomed as a result of widespread automobile ownership. The Great Depression severely affected tourism, but recovery occurred after 1945, the period in which the Knees most actively developed Sleeping Rainbow Ranch as a commercial operation offering jeep tours, horse trail rides, and rooms for overnight stays.

The Knees maintained the Sleeping Rainbow Ranch as a recreational until they sold the property, gradually constructing additional buildings and structures on the property to accommodate their visitors. The former guest ranch included a ranch house, a six-unit motel, a singlewide trailer, approximately 15 outbuildings, pastures, and corrals. After Lurt Knee passed away in 1995, Alice Knee quitclaimed all remaining property rights to the National Park Service (National Park Service, 1997).

1974 – 1994: Sleeping Rainbow Ranch Purchase

When Capitol Reef National Monument was expanded in 1969, approximately 300 acres owned by Lurton and Alice Knee at Pleasant Creek became an inholding. By this time the Knees had built a house/lodge, cabins, and a small, concrete block motel on a knoll overlooking horse corrals and fenced pastures. They had maintained an irrigation canal, spring and pump water system, and had constructed a power/telephone line through the Pleasant Creek Gorge to the west. The Knees' acreage was up to approximately 300 acres, with a lease on an adjoining state section, as well (Frye, 1992).

Because of the insufficient \$423,000 initial cap placed on private land acquisitions in the 1971 legislation, acquisition of the entire Sleeping Rainbow Ranch had to be delayed. Meanwhile, 140 acres of the ranch were purchased for \$300,000 in the fall of 1974 (Master Deed Listing, 1993). When the acquisition ceiling was raised in 1976, the Knees realized that their chance to sell the rest of the property was at hand. They decided to sell their land to a church thereby establishing a tax-free trust fund that would provide them with steady retirement income. The chosen church would then sell the land to the National Park Service. The other key provision of any deal would be that the Knees and their children would be granted life residency to a portion of the land (Master Deed Listing, 1993).

Around 1976, the Knees approached officials at Brigham Young University in Provo, Utah, with their proposal. The university, in consultation with the Church of Jesus Christ of Latter-day Saints, determined that it could not meet all of Lurton Knee's stipulations. The Knees then revised their life estate requirement, dropping their children from the provision, and turned to the more flexible Seventh Day Adventist Church (Superintendent Correspondence, 1976).

In January 1978, earnest negotiations began between the National Park Service and Lurton and Alice Knee. Sherman W. Swenson, National Park Chief of the Division of Land

Acquisition, spent a day with the Knees hammering out an initial deal. The Knees agreed to sell 235 acres, so long as they could retain 25 acres as a life estate. They would also retain rights-of-way for their spring and pump water system, root cellar, the power and telephone lines, and the rights to water and pasture necessary to keep three horses. Swenson reported, "It is my recommendation that we go along with their requirements. The price is okay. Our only alternative to this is condemnation, and in light of the present climate regarding our use of condemnation, I would recommend against it" (Superintendent Correspondence, 1978).

By April of 1978, the formalities of a purchase agreement had been worked out among the Knees, the Southern California Branch of the Seventh Day Adventist Church, and the National Park Service. The NPS would acquire the 235 acres for \$450,000. In June 1978, and additional \$17,805 were paid directly to the Knees for 11.87 acres of their life estate (Master Deed Listing, 1993).

(Note: Portions of Political Context narrative drawn from Bradford J. Frye's *From Barrier to Crossroads: An Administrative History of Capitol Reef National Park, Utah*. 1992).

1996 – Present: National Park Service Ownership

Lurton Knee died in early 1995. As of June 1992, the guest ranch operated since 1940 by the Knees survived intact. All the extant buildings and corrals (except for a small cabin built by Bullard in 1937) date from the period of Knee's ownership of the property. The site of Ephraim K. Hanks' house, as well as the remains of several dugout structures associated with the nineteenth century history of the area is evident. In recent years, the area has been used primarily for trailhead parking by hikers in the Pleasant Creek valley, and by four-wheel drive and mountain bike enthusiasts passing by along the South Draw Road. As of March 2001, "there has never been any park maintenance of buildings whatsoever at the ranch. The college, UVSC, has completed the cleanup of the buildings and the yard" (Kreutzer Correspondence, 2001).

Ethnographic Information

Ethnographic Survey Conducted: Yes – Restricted (1993)

Ethnographic Information

By Lee Kreutzer

Very little published ethnographic information pertaining specifically to the Capitol Reef/Waterpocket Fold area is currently available. This lack of published material has required the park to rely heavily on oral history interviews and on government-to-government consultation with tribal representatives for ethnographic knowledge. However, an Ethnographic Overview and Assessment, by Rosemary Sucec of Yellowstone National Park, is now nearing completion. Likewise, a park-wide archeological inventory project, now in its analysis and reporting phase, promises to add a deeper dimension to our understanding of culture history at Capitol Reef National Park.

Before Sucec began her research on behalf of Capitol Reef National Park, managers had only general knowledge of the peoples who occupied the Waterpocket Fold prior to EuroAmerican settlement. For instance, it was known that the Hopi Tribe claimed affiliation with the material culture of Ancestral Puebloans, specifically the culture commonly known as Anasazi. Managers were also aware that 19th century Mormon settlers had routinely interacted with Ute and/or Paiute peoples living two valleys west of the park, but they did not know which specific bands or tribes had once resided in the area. In 1995, the Pueblo of Zuni claimed affiliation with the Anasazi and Fremont cultures, but the exact nature of the Zuni link to Capitol Reef was unknown to park managers (Sucec, in prep.).

Now, years of consultation with Hopi, Zuni, Navajo, Ute, Southern Paiute, and other tribal groups have established ancestral and/or recent use of the Capitol Reef area by these peoples (Sucec 1996a, 1996b, in prep.). The first of these formal consultations was part of a 1993 ethnographic survey of the Burr Trail, in the park's Waterpocket District (Sucec 1996a and 1996b). Tribes that declared cultural affiliation to that area included the Hopi Tribe, Navajo Nation (Navajo Mountain and Oljato Chapter Houses), the Paiute Indian Tribe of Utah (Kanosh and Koosharem Bands), San Juan Southern Paiute Tribe, and the White Mesa Ute Tribe.

Since 1993, ongoing research has divulged more particulars. Both Hopi and Zuni oral tradition place the ancestral Puebloans on the Colorado Plateau during the periods archeologists refer to as Paleo-Indian, Archaic, and Formative. Both tribes are also now known to trace their ancestry to both the Fremont and Anasazi people who once occupied the Waterpocket Fold. Their oral history and clan traditions substantiate this association.

Likewise, Ute and Southern Paiute consultants assert a lengthy history on the Colorado Plateau, and their association with the Waterpocket Fold area is documented by written ethnographic accounts and their own oral traditions. Cultural remains attributed to these Numic language-speaking groups have been identified archeologically in the park, as well (e.g., Baadsgaard, et al. 1998; Baxter and Baker 2000).

At about the time Paiute and Ute ancestors were residing in the area, Navajo people were entering the Waterpocket Fold to hunt and collect resources. At times, the Navajos fought with local Paiute and Ute residents, but at other times they allied with those groups to resist EuroAmerican intrusions. Over the past century or so, Navajos have conducted trade with both their indigenous and EuroAmerican neighbors – and they continue to do so today, dealing largely in hay and livestock. Interviews with the descendants of pioneer families and the oral tradition of Navajo elders document at least an historic-era association with the park and the surrounding area, and some Navajo elders identify places of spiritual significance nearby.

Specific to Pleasant Creek, former Sleeping Rainbow Ranch operator Lurton Knee made it a point to hire Navajo people to assist in his operation through the years. One of his Navajo employees, Knee later related, suggested the name Sleeping Rainbow – a reference to the colorful geological strata surrounding the ranch. Another built a sweat lodge (long since destroyed) near the stream, and one Navajo employee constructed a hogan (also destroyed) for Knee's guests. [Years later, Knee told NPS Historian Kathy McKoy that the Navajo man was determined to construct the traditional opening in the center the Hogan's roof so that God could look in and keep the occupants safe. However, at his employer's insistence, the disgusted Navajo finally constructed a solid roof -- on the condition that only white people would sleep inside (McKoy, 1992)].

Sucec (in prep.) has identified the tribal communities listed below as affiliated with Capitol Reef National Park. This list is not considered to be comprehensive; continuing consultation may identify other American Indian groups with cultural ties to the area. Known affiliates are:

- Hopi Tribe (Kykotsmovi, Arizona)
- Kaibab Band of the Paiute Tribe (Pipe Spring, Arizona)
- Kanosh Band of the Paiute Indian Tribes of Utah (Cedar City, Utah)
- Koosharem Band of the Paiute Indian Tribe of Utah (Cedar City, Utah)
- Navajo Nation (Window Rock, Arizona)
- Pueblo of Zuni (Zuni, New Mexico)
- San Juan Southern Paiute (Tuba City, Arizona)
- Southern Ute Tribe (Ignacio, Colorado)
- Ute Tribe of the Uintah and Ouray Agency (Ft. Duchesne, Utah)
- Ute Mountain Ute Tribe (Towaoc, Colorado)
- White Mesa Ute (Blanding, Utah).

On the basis of this information and as required by law, all of these groups are consulted by Capitol Reef National Park regarding management issues that may affect cultural or natural resources of concern to them. Although no tribes have yet volunteered knowledge of specific traditional cultural properties, all of them have indicated cultural knowledge of and interest in geographic landmarks, plant, animal, and mineral resources, and prehistoric petroglyphs, pictographs, rock cairns, and occupation sites within or near the park. These cultural resources are present within the Pleasant Creek Settlements area.

No tribe has indicated that it recently has harvested any resources in the park, or used traditional sites within the park for religious purposes.

Adjacent Lands Information

Do Adjacent Lands Contribute: No

Adjacent Lands Description:

Capitol Reef National Park is nestled between Boulder Mountain on the west, the Henry Mountains on the east, the Cathedral Valley and the Middle Desert on the north, the Circle Cliffs on the south, and lies in the heart of the Hartnet South Desert Waterpocket Fold. Capitol Reef shares its western border with Fishlake and Pixie National Forests and its southern border with Grand Staircase Escalante National Monument and Glen Canyon National Recreation Area. Most of these adjacent lands, share Capitol Reef's arid climate and high desert environment with sparse, yet diverse vegetation and dramatic geologic formations. However, the National Forests, located at higher elevations, receive more precipitation and tend to be more heavily vegetated with pine, spruce/fir, and aspen forests.

Although the adjacent lands could be considered topographically and geologically similar, they do not contribute to the cultural or social significance of Capitol Reef National Park, or more specifically, to the significance of the Pleasant Creek Settlements (Floral Ranch and Sleeping Rainbow Ranch).

General Management Information

Management Category: D

May Be Released, Altered, or Destroyed (Category D): an inventory unit meeting any one of the following criteria: the inventory unit is an irreparable hazard to public health and safety or **has lost its historical integrity**; the inventory unit is a physical or visual intrusion on the park's legislative significance, as defined through the planning process; the inventory unit has been disposed of by planned action or destroyed by natural forces or accident.

Management Category Date: 1997, 2001

Explanatory Narrative: As quoted in the *Sleeping Rainbow Ranch Development Concept Plan Adaptive Reuse Alternative* (1997),

PURPOSE AND NEED

"The adaptive reuse of Sleeping Rainbow Ranch for education and research purposes will provide the NPS with an additional avenue to further promote and uphold mandates to administer, protect, and develop the park for the enjoyment of natural, cultural, and scientific resources in a manner that leaves them unimpaired. Rehabilitating the facility [Sleeping Rainbow Ranch] to serve educational/research programs will provide opportunities for in-depth research and study of the area, which will have the potential to benefit resource management in the park, as well as provide a heightened awareness of the delicate intricacies and balances of the harsh desert landscape for researchers and students. The facility would complement the interpretive initiative of the park by providing activities, programs, media, and services to encourage student understanding of the geologic, natural, and cultural evolution of the region and the park. Through the education opportunities provided, students and visitors will be exposed to the natural and cultural resources of the park as well as the lives of earlier inhabitants" (NPS, 1997).

RELATIONSHIP TO PARK MANAGEMENT

"The draft General Management Plan for Capitol Reef National Park proposes a series of Visitor Experience and Resource Protection Zones to guide park management. Sleeping Rainbow Ranch is located within the proposed limits of the Rural Developed Zone. Lands within this zone are moderately developed and currently do have, or are projected to have, the highest visitor use levels in the park. Other areas within this proposed zone are the visitor center, maintenance facilities, campground, park employee housing, and Fruita Rural Cultural District. Objectives for visitor experience, access, natural and cultural resource management, facilities, and maintenance within the

Rural Developed Zone are outlined in the draft General Management Plan. Generally, the objectives reflect a managed area with relatively high visitation and use, vehicular and pedestrian access, and permanent structures and utilities which are regularly maintained. Natural and cultural resources management seeks to maintain existing resources while accommodating visitor use. Adaptive reuse of Sleeping Rainbow Ranch as an education/research facility is consistent with prescribed uses in the Rural Development Zone” (NPS, 1997).

Maintenance Location Code

TBA

Condition Assessment and Impacts

Condition Assessment: Fair

Assessment Date: 6/28/2001

Date Recorded: TBA

Park Superintendent Concurrence: TBA

Date of Concurrence: TBA

Explanatory Narrative: TBA

Stabilization Measures: No stabilization measures were identified in the *Rainbow Ranch Development Concept Plan Adaptive Reuse Alternative* (1997). Actions identified included, remodeling, refurbishing, construction of new RV pads, one trail construction, drilling of a new well, and construction of a new septic tank and leach field (NPS, 1997).

Level Of Impact Severity: Identified by CARE through compliance with the National Environmental Policy Act and National Historic Preservation Act in the 2000 General Management Plan/Environmental Impact statement.

Impact: Impacts identified within the *Final Environmental Impact Statement, General Management Plan, Development Concept Plan* for Alternative A (Preferred Alternative) were identified and concluded to be:

Other (Geology and Soils): This alternative (A) would be beneficial to soils in the park and would not cause a significant impact.

Vegetation/Invasive Plants: Overall vegetation impacts would be reduced, but

continued grazing would cause vegetation reduction and increasing exotics despite mitigation actions. These impacts would be considered significant.

Other (Wildlife): Overall, this alternative (A) would reduce impacts to wildlife from current levels because increased monitoring would alert park staff to problems before they become serious. Because continued grazing would cause some levels of impacts to wildlife populations, this alternative would still have significant impact on native fauna.

Other (Threatened and Endangered Species): Alternative A, as identified in the 1998 GMP would have a beneficial effect on rare, threatened, and endangered species and would not result in a significant impact on them.

Other (Water Resources and Wetlands): This alternative (A) results in an overall improvement in water resources and wetlands. Many impacts beyond the control of the park would continue to occur, and these are considered significant.

Other (Floodplains): In this alternative (A), the number of facilities in the floodplain would remain and so would not result in new or additional significant impacts.

Pollution (Noise): A significant adverse impact to natural quiet would occur in the threshold and rural developed zones as a result of this alternative (A).

Other (Air Quality and Scenic Quality): This alternative (A) would have an overall beneficial effects on air and scenic qualities. It would not cause significant impacts on air and scenic qualities.

Other (Archeological Resources): This alternative (A) would generally upgrade the identification, evaluation, preservation, and protection of important archeological resources throughout the park. It would have beneficial effects and no significant adverse impacts on archeological resources. Except for the possible effects of continued grazing, no significant adverse effects on archeological resources should result from this alternative (A). Any aspect of the Sleeping Rainbow Ranch proposal that is later determined to have a significant impact on cultural resources would be revised to avoid that impact, or those resources would be mitigated as provided for under the National Historic Preservation Act. As such, Capitol Reef National Park is currently working on an Environmental Analysis (EA) in response to UVSC plans to trench through an archeological site which will result in an Adverse Effect on archeological resources.

Other (Historic Resources): Naturalization of Sleeping Rainbow Ranch would have no significant impact on cultural resources, as the buildings there have no historical integrity and are not National Register-eligible. Several of the

proposed actions of Alternative A would benefit cultural resources in the park. Alternative A would establish a systematic and comprehensive program for the documentation, preservation, protection, evaluation, and interpretation of historical resources in Capitol Reef National Park. It would provide for the preservation of cultural resources that are part of the history and prehistory of the area, and for the enhancement of the park's historic district. Overall, this alternative (A) would not have a significant adverse impact on the Fruita Rural Historic District or other cultural resources in the park.

Other (Ethnographic Resources): Overall, the actions of Alternative A would have no adverse impact on known ethnographic resources of the Fruita Rural Historic District or on the ethnographic (mostly prehistoric) resources of other park zones.

Management Agreements

Working in cooperation with Capitol Reef National Park, Utah Valley State College (UVSC) has procured funding to redevelop the ranch headquarters facilities for use as an educational and research center. A Development Concept Plan for this proposal was completed and submitted for public review as part of the park's General Management Plan, which received final approval in 2000. In March 2000, NPS and UVSC officials signed a General Agreement establishing terms for the development and use of Sleeping Rainbow Ranch.

Legal Interest

Fee Simple

Public Access

Not restricted

Treatment

Approved Treatment: Rehabilitation

Approved Treatment Document: General Management Plan

Document Date: 2000

Explanatory Narrative: N/A

Approved Treatment Completed: No

Approved Treatment Cost

LCS Structure Approved Treatment Cost: None

Other Approved Treatment Cost: See March 2000 NPS/UVSC General Agreement and *Sleeping Rainbow Ranch Development Concept Plan* (March 2000).

Cost Date: March 2000

Level of Estimate: Unknown

Cost Estimator: Park

Explanatory Description: N/A

Stabilization costs

LCS Structure Stabilization Cost: None

Other Stabilization Cost: None

Cost Date:

Level of Estimate:

Cost Estimator: Park

Explanatory Description: See March 2000 NPS/UVSC General Agreement and 2000 *Sleeping Rainbow Ranch Development Concept Plan / Adaptive Reuse Alternative*.

Documentation Assessment: Good

Documentation Checklist:

Development Concept Plan (2000) - YES
General Management Plan (2000) - YES

Analysis and Evaluation Summary

Summary

Although the Pleasant Creek Settlements currently have no formal Determination of Eligibility on file, the area has been considered on multiple occasions by the National Park Service. The Pleasant Creek Settlements were evaluated informally by National Park Service historians Kathy McKoy and Kathy McCraney in July of 1992 (see Trip Reports dated July 30, 1992) and determined ineligible.

For the purpose of the CLI, The Pleasant Creek Settlements (Floral Ranch and Sleeping Rainbow Ranch) were considered under National Register Criteria A, B, C, and D. Subsequently, the CLI has determined that the status of the National Register Documentation is to be Determined Ineligible. This determination is based upon the following:

- Although it could be argued that the Pleasant Creek Settlements were associated with events that have made a significant contribution to the broad patterns of local and regional history, no buildings or patterns of landscape development remain; and,
- The Pleasant Creek Settlements, and in particular, Floral Ranch, do not retain integrity in design, setting, feeling, or association, and as such, the “overall sense of past time and place” is not evident; and,
- The Pleasant Creek Settlements do not embody the distinctive characteristics of a type, period, method of construction, or represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components lack individual distinction. Rather, the area is a collection of incongruous buildings as the result of multiple phases of development.
- Other than the extant ruins (Hanks Dugouts) Determined Eligible for Listing on the National Register of Historic Places, the Pleasant Creek Settlements have not, and are not likely to yield information important in history or prehistory in isolation. However, it is recommended that the area be considered in the future as a contributing site or component of the larger, regional prehistoric human use pattern under Criterion D, as the numerous prehistoric archeological resources in the Pleasant Creek corridor, as well as the extant petroglyphs in the immediate area, are likely to yield important information in the future.

This analysis, evaluation, and determination of ineligibility is enhanced by Kathy McKoy’s 1992 trip report,

“Thursday was spent mostly in the field, when I accompanied George [Davidson] in the morning to the Sleeping Rainbow Ranch. The owner, Lurt Knee, spent several hours with us and showed us the lodge, cabin and motel on the knoll overlooking

Pleasant Creek. After seeing the resources, I take issue with O'Bannon's characterization of the place as a "dude ranch" as they did not offer tourists the usual activities or accommodations common to dude ranches. Until 1969, most patrons found over-night accommodations elsewhere and came to the ranch for jeep tours of the monument. Some packed tents and camped out on the grounds or wherever the jeep tour took them. Trail rides were offered for only a short time (with four horses) and soon were terminated due to Knee's concerns over legal liability. (His wife raised Arabians there, however.) The only respect in which the operation resembled a dude ranch was that it offered a common eating room and meals in the main house. In addition, the 1940 house was so heavily modified in the early 1970s (a large addition on the front and back of the house and replacement of original windows), that it lacks architectural integrity. The other main buildings, the cabin and motel, were not constructed until 1968 and 1969, respectively, and are not notable. As I was very short of time, and felt the resources were ineligible, I decided not to proceed further with the evaluation of the agricultural buildings" (McKoy, 1992).

Although the natural landscape for which Capitol Reef National Park was established remains intact, no significant, discernable rural cultural landscape exists within the Pleasant Creek Settlements (Floral Ranch and Sleeping Rainbow Ranch) area. Historic structures associated with the original Floral Ranch have been destroyed and or altered to the extent that little evidence of the historic spatial organization, circulation, land use, buildings and structures, and other small scale features exists. What remains, as previously mentioned, is a landscape lacking in significance and integrity in terms of design, materials, workmanship, feeling, and association based upon a comparison of its historic and contemporary character.

Landscape Characteristics and Features

The character and historic quality of the Pleasant Creek Settlements (Floral Ranch and Sleeping Rainbow Ranch) have been degraded through use and development over time, and as such, the landscape lacks integrity. No character defining features of the Pleasant Creek Settlements (Floral Ranch and Sleeping Rainbow Ranch) landscape are extant. Features not unique to the area, but contributing to the overall feeling of the larger, Capitol Reef National Park landscape and environment include: setting, topography, vegetation, and views and vistas. These features remain and are accessible to visitors as outlined in the *Capitol Reef National Park General Management Plan/Environmental Impact Statement* (2000).

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